

**ZB# 88-55**

**Church of Jesus Christ  
Of Latter Day Saints**

**65-1-5.1**

# 88-55. - The Church of Jesus Christ of Latter Day Saints - Dev. Coverage.

Helim.

Oct. 24, 1988.

Public Hearing.

Nov. 14th 1988.

Notice to Sentinel

P.B. - on 10/25/88 ✓

9/28/88.

Copies of

documents

11/8/88 - to Greg Shaw

11/14/88 - Urea

variance granted

for ~~less~~ more than

allowable development

coverage.



# General Receipt

10048

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

October 27, 1988

Received of The Church of Jesus Christ of Latter Day Saints \$ 50.00

Fifty and 00/100 DOLLARS

For Z.B.A. Application Fee (# 88-55)

DISTRIBUTION:

FUND	CODE	AMOUNT
Cash		\$50.00

By Pauline B. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of  
THE CHURCH OF JESUS CHRIST OF LATTER  
DAY SAINTS.

DECISION GRANTING  
AREA VARIANCE

#88-55.

-----X

WHEREAS, THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, a religious corporation with its principal offices located at 50 East North Temple, Salt Lake City, Utah 84150, by its Bishop, Norman Snarr, has made application before the Zoning Board of Appeals for an area variance for more than the maximum allowable developmental coverage of 27% in order to construct final phase of church complex located on Mt. Airy Road in an R-3 zone; and

WHEREAS, a public hearing was held on the 14th day of November, 1988 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, Applicant's agent appeared with Greg Shaw, P. E., Shaw Engineering, 744 Broadway, Newburgh, N. Y., along with Don Schwartz and David Beckwith, architects for project; and

WHEREAS, the application was opposed by several adjacent property owners; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking permission to construct final phase of church complex in an R-3 zone.

3. The evidence presented by Applicant substantiated the fact that a variance for more than the maximum allowable developmental coverage would be required to meet the needs of the growing congregation for the efficient functioning of the church and if same were not granted, applicant would encounter practical difficulty.

4. The requested variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

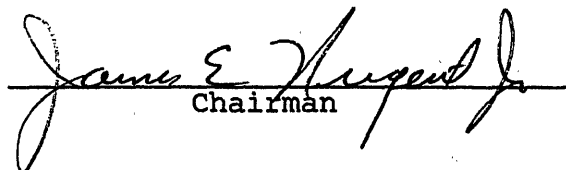
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT the area variance requested by Applicant.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: November 28, 1988.

  
Chairman



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

*file*

November 15, 1988

SHAW ENGINEERING  
P. O. Box 2569  
Newburgh, N. Y. 12550

Attn: Greg Shaw, P. E.

RE: APPLICATION FOR VARIANCE  
THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS  
#88-55

Dear Greg:

This is to confirm that the Zoning Board of Appeals at its November 14, 1988 meeting voted to GRANT the above application for area variance.

Formal decision will be drafted some time in the future and acted upon by the Board. You will be receiving a copy by return mail.

Very truly yours,

*Patricia A. Barnhart*

PATRICIA A. BARNHART  
Secretary

/pab

Enclosure

cc: Town Planning Board  
Michael Babcock, B. I.

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD

FROM: ZONING BOARD OF APPEALS

SUBJECT: APPLICATION FOR VARIANCE  
THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS  
ZBA FILE #88-55 - PLANNING BOARD FILE #88-43

DATE: November 15, 1988

Please be advised that the above application for an area variance for more than the allowable developmental coverage to construct Phase 3 of church complex was granted at the 11/14/88 public hearing.

There were six adjacent property owners present for the public hearing and they expressed their concerns regarding drainage and traffic in the area of Mt. Airy Road where the complex is located. The residents also felt that they would like to be present when The Church appears before the Planning Board for final site plan approval.

In view of the above, the Zoning Board of Appeals made the following motion:

Motion was made by Lawrence Torley, seconded by Daniel P. Konkol to grant the application above as requested in the plans submitted to the Building Inspector and Planning Board with the stipulation that comments be forwarded to the Planning Board expressing the public's concern for drainage and traffic and urge the Planning Board to hold a public hearing on this matter.

ROLL CALL: 4-0.

Please advise this Board regarding your action on this motion.

Joseph M. Skopin, Vice Chairman

/PAB

cc: Building Inspector Babcock

## APPLICATION FOR VARIANCE OR SPECIAL PERMIT

Date: 10/17/88

(a) 50 East North Temple, Salt Lake City, Utah 84150 x  
(Name, address and phone of Applicant) (Owner)

(c) n/a  
(Name, address and phone of attorney)

(d) n/a  
(Name, address and phone of broker)

☐ Sign Variance

☐ Interpretation

(a) R-3 Mt. Airy Road, New Windsor 65-1-5.1 3.45 + Acres  
(Zone) (Address) (S B L) (Lot size)

(b) What other zones lie within 500 ft.? n/a

(c) Is a pending sale or lease subject to ZBA approval of this application? No .

(d) When was property purchased by present owner? 08/27/69

(e) Has property been subdivided previously? n/a When? -

(f) Has property been subject of variance or special permit previously? No When? -.

(g) Has an Order to <sup>no</sup>Remedy Violation been issued against the property by the Zoning Inspector? No.

(h) Is there any outside storage at the property now or is any proposed? Describe in detail: n/a

(a) Use Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_, to allow:  
(Describe proposal)

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- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Bulk Regs., Col. L.

Requirements	Proposed or Available	Variance Request
Min. Lot Area	_____	_____
Min. Lot Width	_____	_____
Reqd. Front Yd.	_____	_____
Reqd. Side Yd.	<u>7</u>	<u>7</u>
Reqd. Rear Yd.	_____	_____
Reqd. Street Frontage*	_____	_____
Max. Bldg. Hgt.	_____	_____
Min. Floor Area*	_____	_____
Dev. Coverage*	<u>25 %</u>	<u>27 %</u>
Floor Area Ratio**	<u>52 %</u>	<u>27 %</u>

\* Residential Districts only  
\*\* Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

Proposed construction of third phase of church project to meet the needs of a growing congregation. Strict compliance with the Zoning Local Law Bulk Regulations will result in practical difficulty since expansion of the church to meet the needs of the growing congregation is essential to the efficient functioning of the church and there is no viable alternative other than seeking an area variance

VI. Sign Variance: n/a

- (a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

	Requirements	Proposed or Available	Variance Request
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

n/a

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

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n/a

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

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VII. Interpretation: n/a

- (a) Interpretation requested of New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

- (b) Describe in detail the proposal before the Board:

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VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Applicant is contemplating completion of phase 3 of its building project which was commenced several years ago. The third phase will be constructed of brick veneer facade one story with gabled roof. Construction will continue the same basic architecture which presently exists.

IX. Attachments required:

- x Copy of letter of referral from Bldg./Zoning Inspector.  
x Copy of tax map showing adjacent properties.  
n/a Copy of contract of sale, lease or franchise agreement.  
x Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.  
n/a Copy(ies) of sign(s) with dimensions.  
x Check in the amount of \$ 50.00 payable to TOWN OF NEW WINDSOR.  
x Photos of existing premises which show all present signs and landscaping.



X. AFFIDAVIT

Date October 24, 1988

~~NEW YORK~~  
STATE OF NEW JERSEY  
~~BERGEN~~ SS.:  
COUNTY OF ORANGE )

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

*Curman B. Swann*  
x (Applicant)

Sworn to before me this

3<sup>rd</sup> day of November, 1988.

THE CHURCH OF JESUS CHRIST OF LATTER  
DAY SAINTS

By:

*Doris Blake*

DORIS BLAKE  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES JUNE 21, 1992

XI. ZBA Action:

- (a) Public Hearing date \_\_\_\_\_
- (b) Variance is \_\_\_\_\_  
Special Permit is \_\_\_\_\_
- (c) Conditions and safeguards: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY  
RESOLUTION OF ZONING BOARD OF APPEALS.

OFFICE OF THE PLANNING BOARD  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, N.Y.

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

P-B

File No. BB-43

Date 18 OCT 1988

CHURCH OF JESUS CHRIST OF LATTER-DAY

To: DERMAN SNARR BISHOP SAINTS

26 MILLTOP DR.

NEW WINDSOR N.Y. 12550

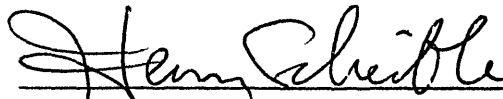
PLEASE TAKE NOTICE that your application dated 30 JUNE 1988  
for ~~(Subdivision)~~ - Site Plan)  
located at MT. AIRY RD. TOWN OF NEW WINDSOR

is returned herewith and disapproved for the following reasons.

MAXIMUM ALLOWABLE DEVELOPMENT

COVERAGE EXCEEDED BASED ON PLAN

SUBMITTED.



Planning Board Chairman

HENRY SCHEIBLE

R-3 PERMITTED USE #6

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area <u>3 AC.</u>	<u>3.45 AC</u>	<u>—</u>
Min. Lot Width <u>125 Ft.</u>	<u>450</u>	<u>—</u>
Req'd Front Yd. <u>45 Ft.</u>	<u>80</u>	<u>—</u>
Req'd. Side Yd. <u>20/40 Ft.</u>	<u>46'/225+</u>	<u>—</u>
Req'd. Rear Yd. <u>50 Ft.</u>	<u>233</u>	<u>—</u>
Req'd. Street Frontage* <u>70 Ft.</u>	<u>525'</u>	<u>—</u>
Max. Bldg. Hgt. <u>35 Ft.</u>	<u>30'</u>	<u>—</u>
Min. Floor Area* <u>N/A</u>	<u>—</u>	<u>—</u>
Dev. Coverage* <u>25 %</u>	<u>52 %</u>	<u>+ 27 %</u>
Floor Area Ratio** <u>N/A</u>	<u>—</u>	<u>—</u>

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

P-B

File No. 88-43Date 18 OCT 1988

CHURCH OF JESUS CHRIST OF LATTER-DAY  
 To: NORMAN SNARR BISHOP SAINTS  
36 HILLTOP DR.

NEW WINDSOR N.Y. 12550

PLEASE TAKE NOTICE that your application dated 30 JUNE 1988  
 for (~~Subdivision~~ - Site Plan)  
 located at MT. AIRY RD. TOWN OF NEW WINDSOR

is returned herewith and disapproved for the following reasons.

MAXIMUM ALLOWABLE DEVELOPMENTCOVERAGE EXCEEDED BASED ON PLANSUBMITTED.


Planning Board Chairman

HENRY SCHEIBLE

R-3 PERMITTED USE #6  
Requirements

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area <u>3 AC.</u>	<u>3.45 AC</u>	<u>—</u>
Min. Lot Width <u>125 Ft.</u>	<u>750</u>	<u>—</u>
Req'd Front Yd. <u>45 Ft.</u>	<u>80</u>	<u>—</u>
Req'd. Side Yd. <u>20/40 Ft.</u>	<u>46/225+</u>	<u>—</u>
Req'd. Rear Yd. <u>50 Ft.</u>	<u>233</u>	<u>—</u>
Req'd. Street Frontage* <u>70 Ft.</u>	<u>525'</u>	<u>—</u>
Max. Bldg. Hgt. <u>35 Ft.</u>	<u>30'</u>	<u>—</u>
Min. Floor Area* <u>N/A</u>	<u>—</u>	<u>—</u>
Dev. Coverage* <u>25 %</u>	<u>52 %</u>	<u>+ 27 %</u>
Floor Area Ratio** <u>N/A</u>	<u>—</u>	<u>—</u>

\* Residential Districts only

\*\* Non-residential Districts only

CC. GREG SHAW P.E.  
MARK EDSALL P.E.  
PLANNING BD. FILE 88-43

CHURCH OF JESUS CHRIST (88-43)

Greg Shaw came before the Board representing this proposal.

Mr. Shaw: Dave Beckwith (phonetic), a registered architect is here and he has brought a floor plan and a rendering and also with me is Bishop Snar of the Church of Jesus Christ of the Latter-Day Saints. The existing facility on this site is outlined in this particular fashion. The new addition is shaded in so you can get the physical features of it. It is going to be approximately 7900 square feet. Again, the site is developed, there are lawns and parking spaces that are indicated as such as proposed expansion to the parking area is up in this particular area. So now, they have a general feel for what our intentions are, let me go over a few specifics. The parcel is in an R3 zone, substantially residential and it is a permitted use in this particular zone. We have put on the drawings a zoning schedule indicating the different zoning requirements which we are required to meet and also what we are proposing. One thing I'd like to bring out to the Board is the development coverage. We are permitted a maximum of 25 %. We are at 52 percent. We are going to have to get into a variance and I will get into that later but just to touch quickly on the site. The facility once it is constructed and I have taken the liberty of assuming that it will be, will see a maximum of 257 people maximum number and again, the Bishop will explain a little bit more about how the facility is used. It is not a seven day a week facility. With that, we are required to provide 86 parking spaces. I believe it is one parking space for every three pews. We are providing 117 spaces. So, we feel that the number of spaces that we are providing is sufficient to handle our needs in addition to meeting the requirement of the zoning ordinance. With respect to the infrastructure, the existing facility is serviced by an individual well. There is an existing sewage disposal system we are going to rely on that system to handle the existing facility that is up and proposing a new sewage disposal system in this area solely for the new addition.

Mr. Van Leeuwen: That would be a good idea. I have here

Mr. Shaw: I don't have that for you, but it was good. I had to place it to 30 ft. in range, surprisingly. We did do percolation tests and that is an adequate place for the sewage disposal system. Now that I have given you a feel for the site, I'd like to introduce Dave Beckwith who will show you a rendering of the floor plan and the elevation of the structure and then I will have the Bishop discuss a little bit about it.

Mr. Beckwith: This is what the Church refers to as a phase 3 addition which includes classroom space, a gymnasium type of space and a few extra pews. The walls that are shaded in is the new construction. Basically, we did the gymnasium which is attached right to the end of the chapel, classroom spaces around the outside and the new entry will be back in here, pretty straightforward. The addition will look very similar to what is there now. We are talking about one story with brick veneer facade on the first floor, gable roofs and up in the gable parts of the roof, it would be a stucco finish that is what they have there. The existing finish on the outside would match.

Mr. Van Leeuwen: This is the second addition.

Mr. Shaw: That is an important point. I'd like the Bishop to talk about that.

Bishop Snar: This is the third of three phases so it doesn't keep going. It is designed so that as the growth of the membership of the Congregation grows, the building matches the growth.

Mr. Van Leeuwen: That was said in the beginning when the first site plan was brought to us, ten or 11 years ago.

Bishop Snar: It has gotten progressively faster as the membership has grown. What would happen if the membership grew to twice the size, what we'd do on Sunday services have two separate meetings schedule geographically split the people and have one group come for three hours in the morning and three in the afternoon. The building is in use on Sundays for blocks of ours for worship services. During the week, there would be during the evening there would be meetings for the youth or women or whatever and occasionally some Saturday activity but it is limited use. And like it was mentioned, not an everyday of the week kind of a thing.

Mr. Mc Carville: Any residence in the existing building?

Bishop Snar: None.

Mr. Schiefer: You said before on the first floor there is no second floor, it is just the gable?

Mr. Shaw: Correct.

Mr. Mc Carville: What is the size of the proposed underground oil tank that is going in?

Mr. Shaw: I don't know. We had to call up the Health Department to find out if there was any restriction with respect to a minimum restriction of well from

underground storage tank. Our office will meet with the Health Department.

Mr. Edsall: Would it not be easier to move it around the back?

Mr. Shaw: That gets into the mechanical engineering.

Mr. Edsall: What, the well or the tank?

Mr. Shaw: The tank. What we are looking for from the Board is some feedback on how they feel. I realize we are going to have to go to the Zoning Board of Appeals. I'd like to get a rejection from the Board for the site plan so we can get the variance and also maybe a recommendation to the Zoning Board of Appeals. We'd like to go to the Zoning Board and rectify the short comings with respect to the zoning and meanwhile hopefully be moving up the list we when we do get the variance we will be in a position to come back before the Board.

Mr. Van Leeuwen: I'd like to--I don't have any objection to sending it to the Zoning Board but I think we ought to put it on our tour.

Mr. Schiefer: I'd like the engineer to take a look at the plans, I have no objection to go to the Zoning Board of Appeals.

Mr. Mc Carville: I make a motion we approve the site plan of Church of Jesus Christ Latter-Day Saints.

Mr. Van Leeuwen: I will second that.

ROLL CALL:

MR. SCHIEFER	NO
MR. VAN LEEUWEN	NO
MR. PAGANO	NO
MRL MC CARVILLE	NO
MR. JONES	NO
MR. LANDER	NO
MR. SCHEIBLE	NO

Mr. Mc Carville: I like the plan though.

Mr. Scheible: I hve to commend you on how well kept you keep the area. It is a very commendable job you are doing.

Mr. Babcock: Can we have a recommendation.

Mr. Scheible: We are in favor it it, the Board is.

# 88-55.

11/14/88 - Public Hearing - The Church of Jesus Christ of Latter Day Saints

Name:

Address:

Thomas E. Bradley <sup>✓ Drainage</sup> 307-D Mt. Airy Rd New Windsor, N.Y.

George F. Pirnik <sup>✓ Drainage</sup> 309 Mt. Airy Rd New Windsor, N.Y.

Helen Pirnik Bx 309 Mt. Airy Rd New Windsor

Rose Bradley 307-D Mt. Airy Rd. New Windsor

Bella Leonard <sup>✓</sup> Bx 301 Mt. Airy Rd New Windsor

Ker Leonard <sup>✓ Drainage</sup> Bx 301 Mt. Airy Rd. New Windsor

Frances Ward Box 307 Mt. Airy Rd New Windsor

James H. Ward Box 307 Mt. Airy Rd New Windsor

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12550

(This is a two-sided form)

Date Received 10/12/83  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \$2500 application fee \$7500 waived

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project The Church of the Latter Day Saints, Newburgh Branch
2. Name of applicant The Church of Jesus Christ of Latter Day Saints Phone \_\_\_\_\_  
Address 50 East North Temple St. Salt Lake City, Utah 84150  
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record same Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Name of person preparing plan Habig and Wiebolt Phone 914-343-6151  
Address 91 North Street, Middletown, New York 10940  
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney N/A. Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the East side of Mount Airy Road  
(Street)  
3600 feet north  
(direction)  
of Dean Hill Road  
(Street)
7. Acreage of parcel 3.45
8. Zoning district R-4A
9. Tax map designation: Section 65 Block 1 Lot(s) 5.1
10. This application is for the use and construction of Church Addition
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? No If so, list case No. and Name \_\_\_\_\_
12. List all contiguous holdings in the same ownership  
Section None Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

FOR OFFICE USE ONLY:

\_\_\_\_\_

Column

Number



Attached hereto is an affidavit of ownership indicating that the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION, CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

\_\_\_\_\_ day of \_\_\_\_\_, 198\_\_\_\_ Applicant's Signature  
\_\_\_\_\_  
Notary Public Title

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE }  
STATE OF NEW YORK } SS.:

\_\_\_\_\_ being duly sworn, deposes and says that he resides  
\_\_\_\_\_ in the  
(Owner's Address)  
county of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of (Official Title) of the \_\_\_\_\_  
Corporation which is the owner in fee) of the premises described in the foregoing application  
and that he has authorized \_\_\_\_\_ to make the fore-  
going application for special use approval as described herein.

Sworn before me this.

\_\_\_\_\_ day of \_\_\_\_\_, 198\_\_\_\_ (Owner's Signature)

\_\_\_\_\_  
Notary Public

seepage pits. It will be pumped out every so often.

11/30/83-  
P.B.,  
mins.

Mr. Spignardo: It will go into a distribution box first?

Mr. Shaw: It will go into a settling tank. Works like grease pit. There is gas propane storage, concrete pad and it is fenced in. Relocation to east of property. Bumper guards on it to keep cars from hitting it. There will be a gas dispensing island with three tanks. Unleaded - 2000 gallon, Regular- 2000 gallon and Diesel - 1000 gallon.

The last time we left we needed two items. DOT approval and an okay from the Fire Inspector.

Mr. Scheible: Why aren't you feeding into a septic system? That will be a lot of soapy water from washing cars.

Mr. Shaw: Not that much. They will only have recreational vehicles. I don't believe the Town Sanitation Department would approve. One thousand gallon grease pit in the ground. We discharge independent.

Mr. Reynolds: How is it treated?

William Parron: I represent U-Haul. It would be absorbed in ground. When grease builds up a truck will pump it out. Originally drain boxes were used for something else. The use now is water. They calculate 100 gallons of water a day. It is just a wash. It is not for cleaning engines. As I said it is just a wash.

Mr. Reynolds: Garbage rises to the top and then you pump it off.

Mr. Shaw: Yes.

Chairman Van Leeuwen read a letter from the Fire Inspector dated September 11, 1983 giving his approval,

Motion by Mr. Spignardo seconded by Mr. Infante that the Planning Board of the Town of New Windsor approve the site plan of U - Haul of Hudson Valley, located on Route 32 and collect all fees. Building Inspector Kennedy to hold plans for a copy of Dom Bello's approval for the DOT and fee.

Roll call: all ayes, no nays (7 ayes, 0 nays)

Balance of fee \$75.00.

Map with approval to be delivered Dec. 1st.

Note: Fee and maps delivered on Dec. 1, 1983, by Mr. Shaw.

#2 on the Agenda:

Church of the Latter Day Saints Site Plan  
Mt. Airy Road  
represented by Mr. William Hauser

Mr. Hauser explained plans to the Board. He stated the site was in two sections.

Modification - Adding another 27 parking spaces gives them 42 spaces. The same driveway was kept because of site.

Storm drainage on site. Drainage flows (pointing) this way.

November 30, 1983

Site lighting - 150 watt sodium fixtures. The electrical services are underground. We are adding one laterial - more than sufficient.

The Headquarters is located in Salt Lake City.

The building is very well insulated. There is a 500 gallon liquid propane.

The traffic flow is good.

Mr. Spignardo: Has the Planning Board Engineer seen this yet?

Chairman Van Leeuwen: We will need a report from the Engineer and one from Bob Rodger the Fire Inspector.

Mr. Hauser: Would you like to see the landscaping. Everything comes out of Salt Lake City.

Mr. Hauser showed the landscaping plans and explained them to the Board.

Motion by Mr. Spignardo seconded by Mr. Infante that the Planning Board of the Town of New Windsor recommend to the Town Board the site plan further fee be waived (\$75.00) for the Church of the Latter Day Saints located on Mt. Airy Road.

Roll call: All ayes, no nays. (7 ayes, 0 nays.)

Secretary to write a letter to the Town Board with recommendation. Hearing no objections, so ordered.

Motion by Mr. Reyns seconded by Mr. Spignardo that the Planning Board of the Town of New Windsor approve the plan of the Church of the Latter Day Saints subject to a written report from the Planning Board Engineer and the Fire Inspector.\* attached

Roll call: all ayes, no nays, (7ayes - 0 nays).

Mr. Hauser: Thank you.

#3 on the Agenda:

Butter Hill

represented by William Hauser

Chairman Van Leeuwen: I believe you also wanted to get the Butter Hill Section 3 maps signed. We were waiting for the Town Board to approve the Bond for this section.

I believe that this was done the first meeting in November. (Secretary verified approval of Bond).

Mr. Scheible signed the maps.

Chairman Van Leeuwen: We have several updates of mylars to be taken care of this evening.

I believe you are first Mr. Cicchetti.

Edward Cicchetti Subdivision  
located - Temple Hill Road

Motion by Mr. Schiefer seconded by Mr. Spignardo that the Planning Board of the Town of New Windsor update the subdivision of Edward Cicchetti located on Temple Hill Road for final approval.

*Memo* FROM: Paul V. Cuomo, P. E.  
TOWN OF NEW WINDSOR  
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

Mr. H. VanLeeuwen, Chairman  
Planning Board

DATE: December 14, 1983

SUBJECT: The Church of Latter-Day Saints

--FOLD HERE--

I have reviewed the plans for the Church of Latter-Day Saints  
and found it satisfactory in regards to drainage, access roads  
and grading.



Paul V. Cuomo, P. E.  
Town Engineer

PVC/mfb

by \_\_\_\_\_

INTER-OFFICE CORRESPONDENCE

TO: New Windsor Planning Board  
FROM: Town Fire Inspector  
DATE: 22 December 1983  
SUBJECT: Site Plan Approvals

\*\*\*\*\*

Please be advised that the Bureau of Fire Prevention approved the following site plans at a meeting held on 13 December 1983.

Windsor Highway Sunoco

Insulpane Inc.

The Church of the Latter Day Saints

Additionally, I have approved the site plans of:

U Haul Company of Hudson Valley

McConnell Mobil

If you have any questions, please feel free to call on me.

Very truly yours,

  
Robert F. Rodgers

cc: Town Building Inspector

*Memo* FROM:

555 UNION AVENUE

TOWN OF NEW WINDSOR

NEW WINDSOR, NEW YORK 12550

TO:

McGoey, Hauser and Grevas

45 Quassaick Avenue

New Windsor, New York 12550

DATE: December 21, 1983

SUBJECT: Church of the Latter Day Saints

— FOLD HERE —

Gentlemen:

Enclosed find copies of a memo from the Fire Inspector  
and Engineer Paul V. Cuomo.

At the December meeting (Dec. 7th) the Town Board  
waived the \$75.00 fee.

Very truly yours,

Shirley B. Hassdenteufel  
Secretary

S/

by \_\_\_\_\_

PUBLIC NOTICE OF HEARING BEFORE

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following proposition:

Appeal No. 55

Request of THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS for a Variance of the regulations of the Zoning Local Law to permit construction of addition to church complex with more than the allowable developmental coverage than permitted in R-3 zone;

being a VARIANCE of Section 48-12-Table of Use/Bulk Regulations, Column L, for property situated as follows:

East side of Mt. Airy Road, New Windsor, N. Y.  
known and designated as New Windsor tax map  
Section 65 - Block 1 - Lot 5.1.

SAID HEARING will take place on the 14th day of November, 1988 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y. beginning at 7:30 o'clock p.m.

JAMES NUGENT, Chairman



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

October 27, 1988

Bishop Norman Snarr  
26 Hilltop Drive  
New Windsor, N. Y. 12550

RE: APPLICATIONS FOR VARIANCE #88-55  
THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

Dear Bishop Snarr:

Enclosed please find original application for variance before the Zoning Board of Appeals which requires your signature. After review of same, kindly execute the application where indicated before a notary public and return to this office in the envelope provided.

If it would be more convenient for you, I would be happy to arrange to have you execute the document in my office since I am a notary public. Kindly call me at 565-8550 if you prefer to have me notarize the application.

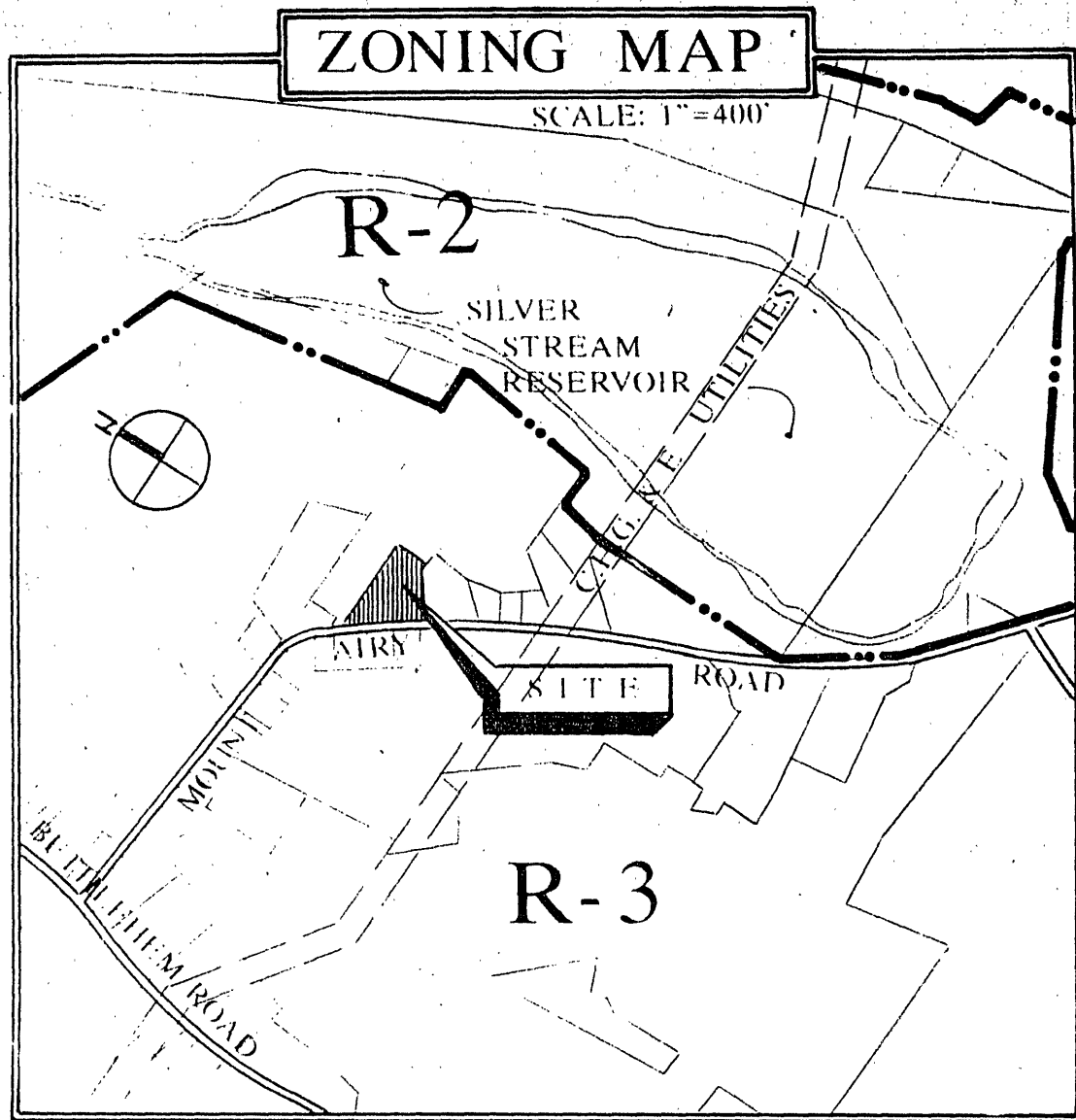
Very truly yours,

PATRICIA A. BARNHART, Secretary  
ZONING BOARD OF APPEALS

/PAB  
Enclosure



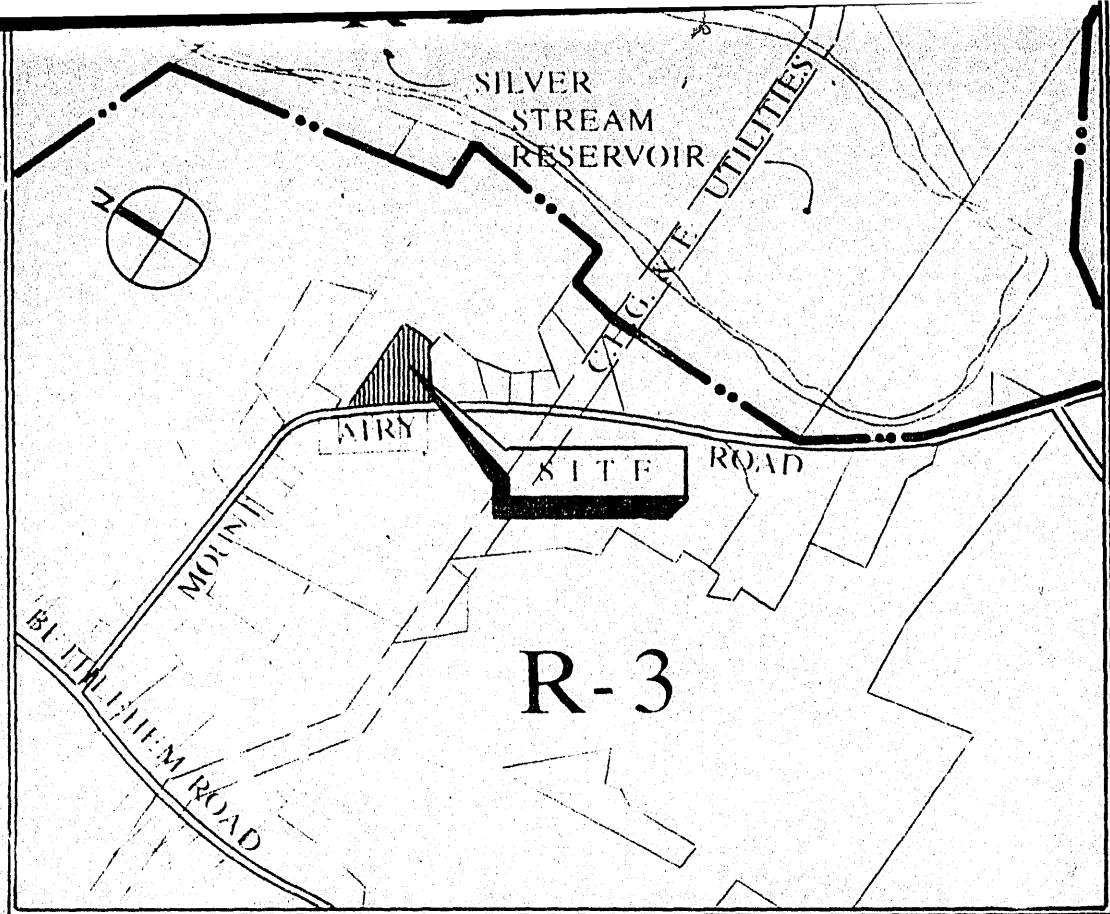
SECTION	BLOCK	LOT	TOWN OR VILLAGE	SPECIAL DISTRICT					ASSESSED VALUE			SEQ.	
				SCHOOL	FIRE	LIGHT	WATER	OTHER	LAND	IMPROV.	TOTAL		
65	1	5 1	29 TOWN OF NEW WINDSOR	4	1								
OWNER NO.	LOCATION								DIMENSIONS		ACRES		
	E S MT AIRY RD											34	
CORP. OF THE PRES. BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, 336 S 3RD ST, SALT LAKE CITY, UTAH										DEED RECORDED			
										DATE	BOOK	PAGE	
										082769	1828	511	
<i>84150</i> <i>The Church of Jesus Christ of</i> <i>Latter Day Saints</i> <i>50 East North Temple</i> <i>Salt Lake City Utah 84150</i>													



## ZONING SCHEDULE

ZONE R 3      SUBURBAN RESIDENTIAL

	PERMITTED USE: PLACE OF WORSHIP	REQUIRED	PROPOSED
MIN LOT AREA		3 ACRES	3.45 ACRES
MIN LOT WIDTH		125 FT	450 FT
FRONT YARD	MINIMUM REAR YARD SIDE YARD DETACH	45 FT	80 FT
REAR YARD		20/40 FT	40 FT
SIDE YARD		50 FT	233 FT
STREET FRONTAGE		70 FT	525 FT
MINIMUM SETBACK		35 FT	30 FT
MINIMUM LOT COVERAGE		25%	52%
<hr/>			
MINIMUM LOT COVERAGE		10.0506%	10.7%
AVERAGE COVERAGE		167 lots / 11.2%	



## ZONING SCHEDULE

ZONE R-3

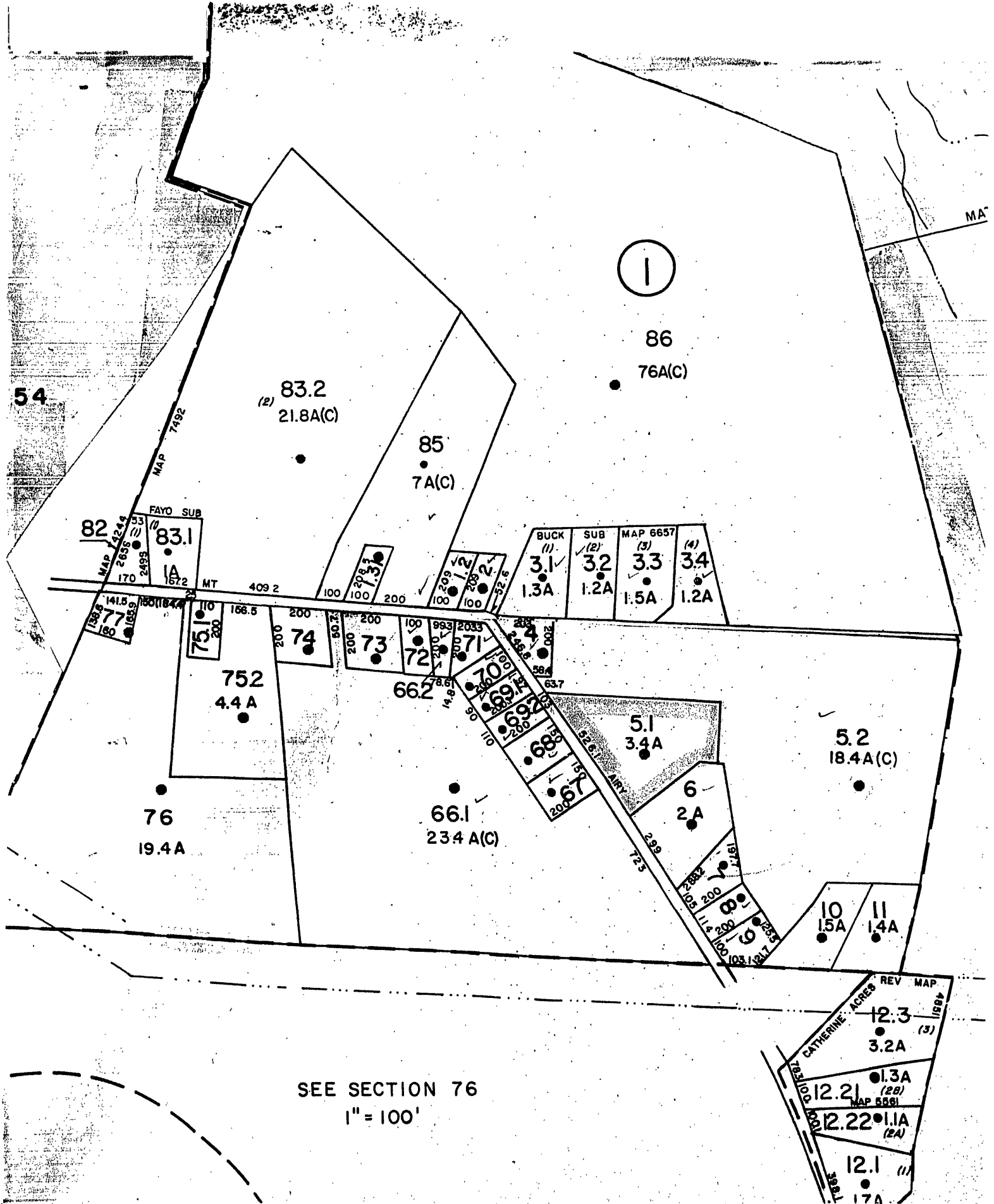
SUBURBAN RESIDENTIAL

PERMITTED USE: PLACE OF WORSHIP REQUIRED PROPOSED

MIN LOT AREA	3 ACRES	3.45 ACRES
MIN LOT WIDTH	125 FT	450 FT
FRONT YARD	45 FT	80 FT
MIDDLE YARD	20/40 FT	40 FT
REAR YARD	50 FT	230 FT
STREET FRONTAGE	70 FT	525 FT
MAX BUILD HEIGHT	35 FT	30 FT
MINIMUM LOT COVERAGE	25%	52%

MINIMUM LOT COVERAGE	10,050 SF / 10.7%
MINIMUM LOT COVERAGE	62,100 SF / 41.3%
MINIMUM LOT COVERAGE	72,135 SF / 48.0%

## LEGEND





## PARKING SCHEDULE

**BUILDING USES:**  
THE PROPOSED BUILDING WILL PROVIDE CLASSROOMS AND A MULTI-PURPOSE ROOM FOR RECREATION/VOLLEY BALL, SOCIAL ACTIVITIES, ETC. THE PARKING LAYOUT HAS BEEN BASED ON THE TOTAL NUMBER OF FIXED SEATING IN THE MAIN CHAPEL BECAUSE BOTH AREAS WILL NOT BE USED AT THE SAME TIME.

EXISTING FIXED SEATING (PENS & PLATFORM CHAIRS) 205 SEATS  
ADDITIONAL PROPOSED FIXED SEATING (PENS ADDED TO EXISTING CHAPEL) 52 SEATS  
TOTAL FIXED SEATING 257 SEATS

PARKING	REQUIRED	PROVIDED
1 SPACE FOR EVERY 5 SEATS	50 SPACES	
EXISTING PARKING (UNDISTURBED)		58 SPACES
EXISTING PARKING (RE-STRIPPED)		28 SPACES
NEW PARKING		50 SPACES
TOTAL	50 SPACES	117 SPACES

## PLANTING SCHEDULE

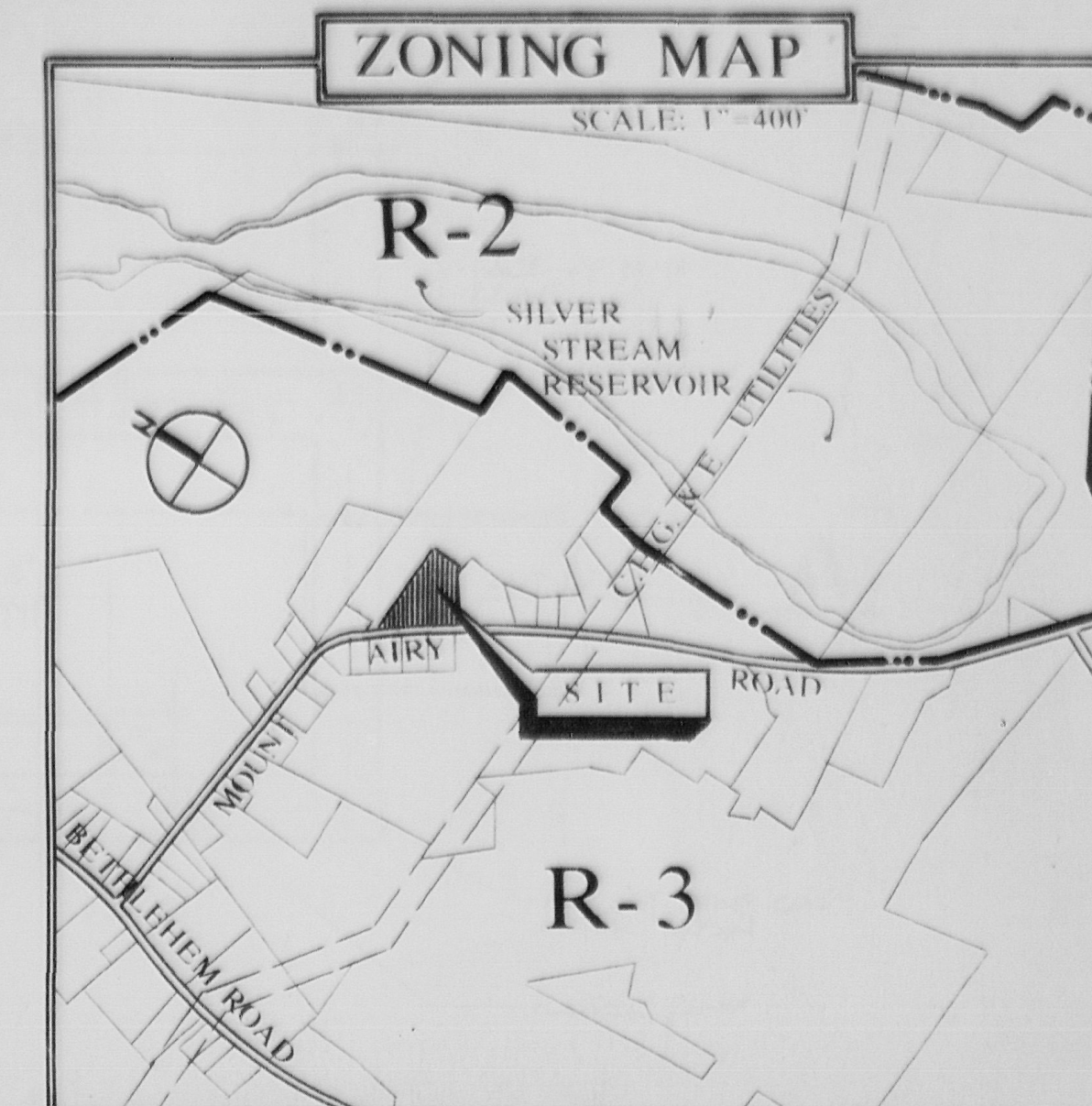
KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE
①	5	TAXUS CUSPIDATA	DENSE JAPANESE YEW	2'-2 1/2' HT
②	4	ACER SACCHARUM	SUGAR MAPLE	3'-3 1/2' CAL
③	21	PIUS STROBUS	WHITE PINE	5'-7' HT
④	7	KALIA LATIFOLIA	MOUNTAIN LAUREL	2'-2 1/2' HT

**NOTE:**  
ALL PLANTS SHALL AND SHOULD BE PLANTED TO MEET CURRENT STANDARDS OF AMERICAN ASSOCIATION OF NURSEMEN.

NOW OR FORMERLY  
LANDS OF LEONARD  
SEC. 05 BLOCK 1 LOT 5, 2

## ZONING MAP

SCALE: 1" = 400'



## ZONING SCHEDULE

ZONE R-3 SUBURBAN RESIDENTIAL

PERMITTED USE/PLACE OF WORSHIP	REQUIRED PROPOSED
MIN. LOT AREA	3 ACRES 244 ACRES
MIN. LOT WIDTH	125 FT 100 FT
FRONT YARD SIDE YARD REAR YARD	MINIMUM 20/40 25 FT 25 FT 25 FT
STREET FRONTAGE	70 FT 50 FT
MAX. BUILDING HEIGHT	35 FT 30 FT
DEVELOPMENT COVERAGE	35% 52%

BUILDING COVERAGE	10,000 SF / 10.7%
PAVEMENT COVERAGE	62,000 SF / 61.3%
OPEN SPACE	76,135 SF / 75.0%

## LEGEND

EXISTING	NEW
BOUNDARY LINE	1" = 1' STORM SEWER
ADJACENT PROPERTY LINE	1" = 1' STORM SEWER
1" = 1' STORM SEWER	1" = 1' STORM SEWER
1" = 1' STORM SEWER	1" = 1' STORM SEWER
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1" = 1' STORM SEWER	1" = 1' STORM SEWER
1" = 1' STORM SEWER	1" = 1' STORM SEWER

## NOTES

- TOTAL TRACT AREA: 9.45 ACRES
- TAX MAP DESIGNATION: SEC. 05 BLOCK 1 LOT 5, 2
- RECORDED PLAT & ADJACENT CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS 50 E. NORTH TEMPLE SALT LAKE CITY UTAH 84143
- SURVEY BOUNDARY & TOPOGRAPHIC INFORMATION WAS OBTAINED FROM A PLANNED LOT SURVEY FOR THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS PREPARED BY ELIAS D. PREVOIS L.S. AND DATED MAY 19, 1988
- THE EXISTING SEWAGE DISPOSAL SYSTEM SHALL REMAIN TO SERVICE THE EXISTING BUILDING. THE PROPOSED SEWAGE DISPOSAL SYSTEM IS AN INDEPENDENT SYSTEM TO SERVICE THE PROPOSED ADDITION.
- THE NEW AND PLANTING AREAS NEAR THE EXISTING SEWAGE DISPOSAL SHALL BE REGRADED TO DRAIN AWAY FROM THE BUILDING AND SEWERS. ALL OTHER PLANTINGS WHICH ARE DAMAGED SHALL BE REPLACED AND THE LAND AREA REVEALED.
- NEW PLANTING AT THE SITE, ALL DISTURBED AREAS SHALL BE SEED WITH EQUAL MIXTURE OF BLUE GRASS, PERCURE AND CRYSTAL. ALL EMBANKMENTS HAVING A SLOPE OF ONE (1) VERTICAL TO THREE (3) HORIZONTAL OR GREATER SHALL BE STABILIZED WITH CRYSTAL VETCH AND BLUE GRASS.
- THE PROPOSED SEWAGE PUMP STATION AND OTHER UTILITY PIPING HAS BEEN DESIGNED BY FRANKLIN ENGINEERING.



EXISTING PARKING TO REMAIN  
(2) TWO ROWS OF 19 SPACES EACH = 38 PARKING SPACES

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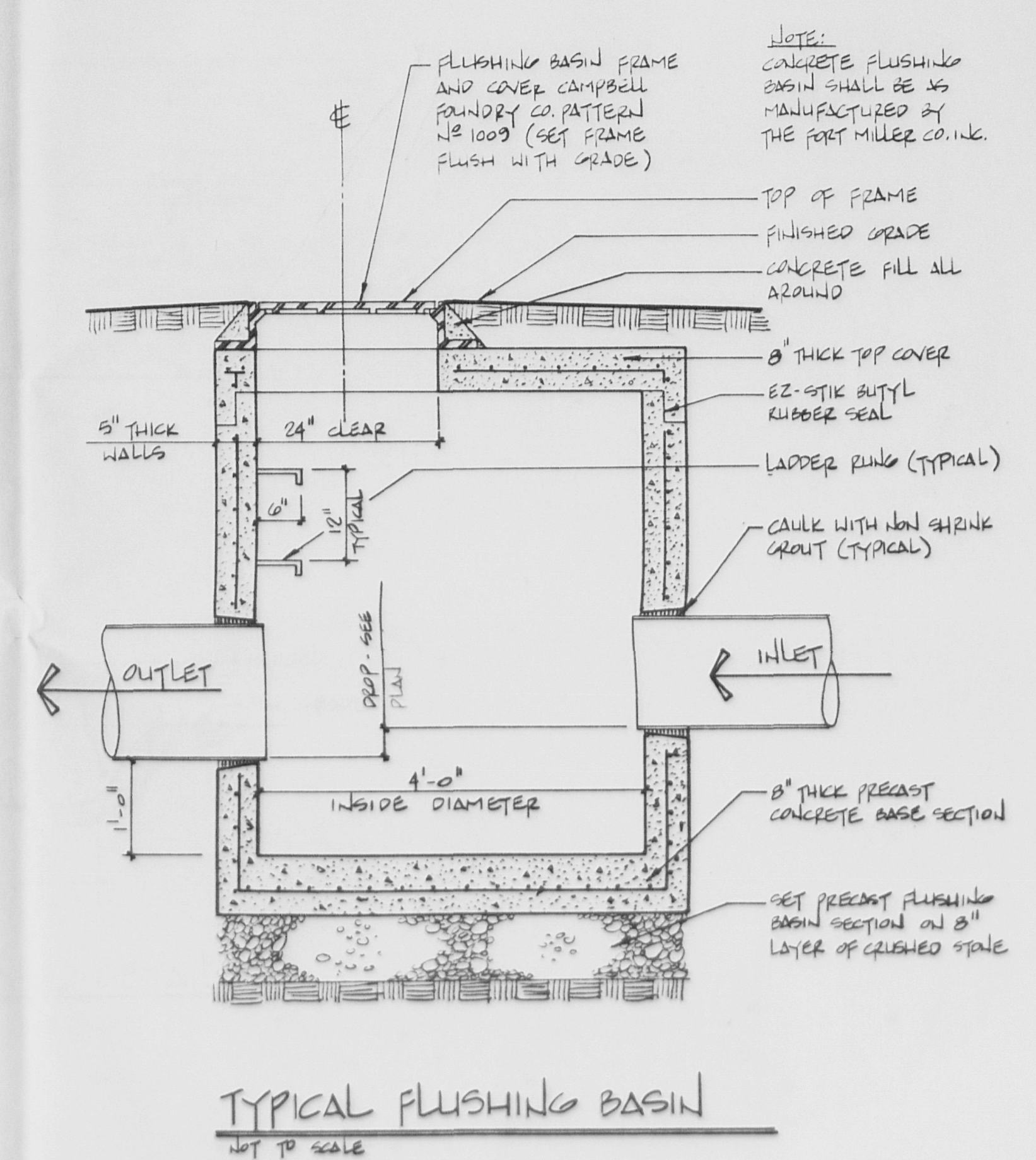
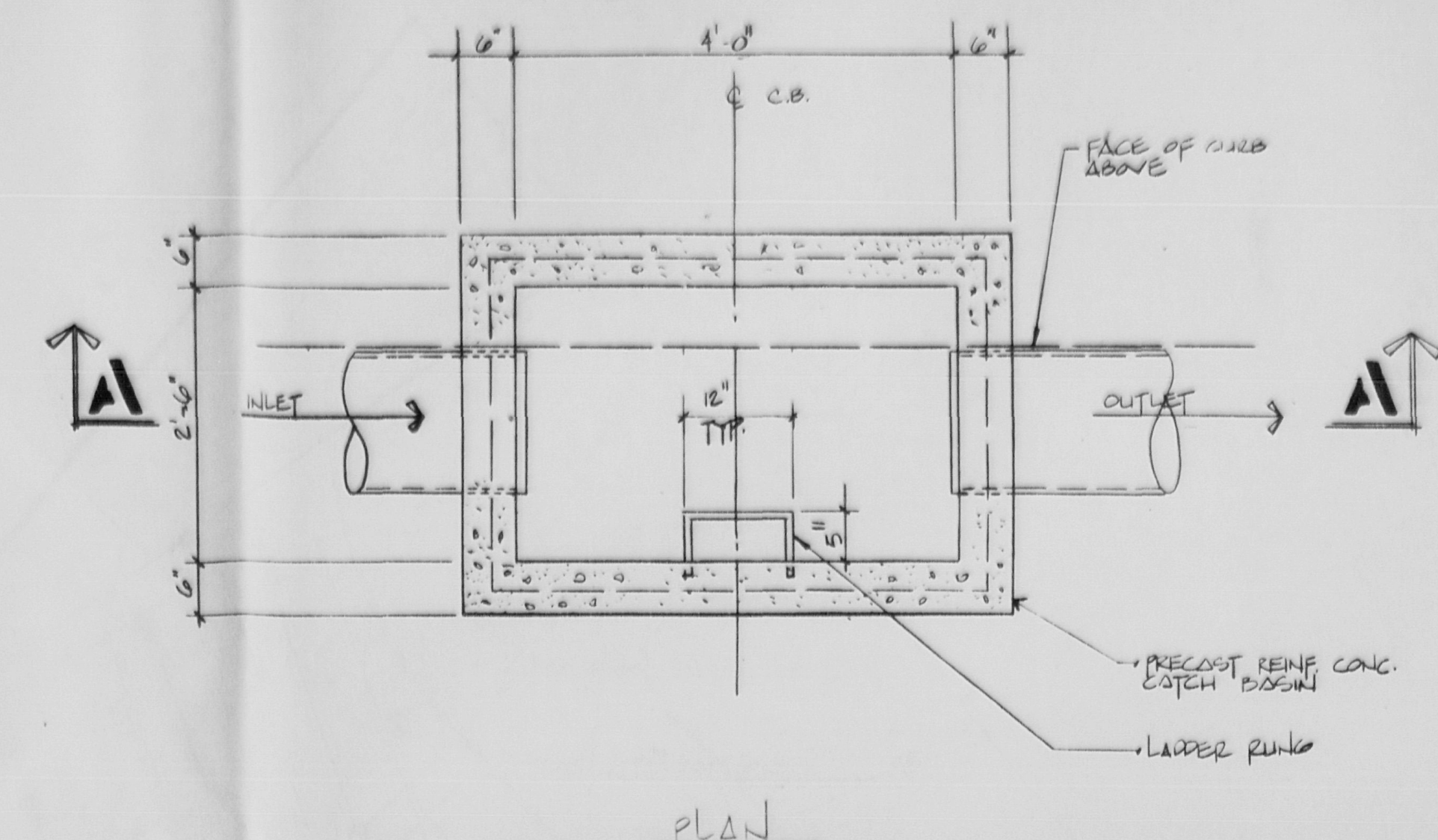
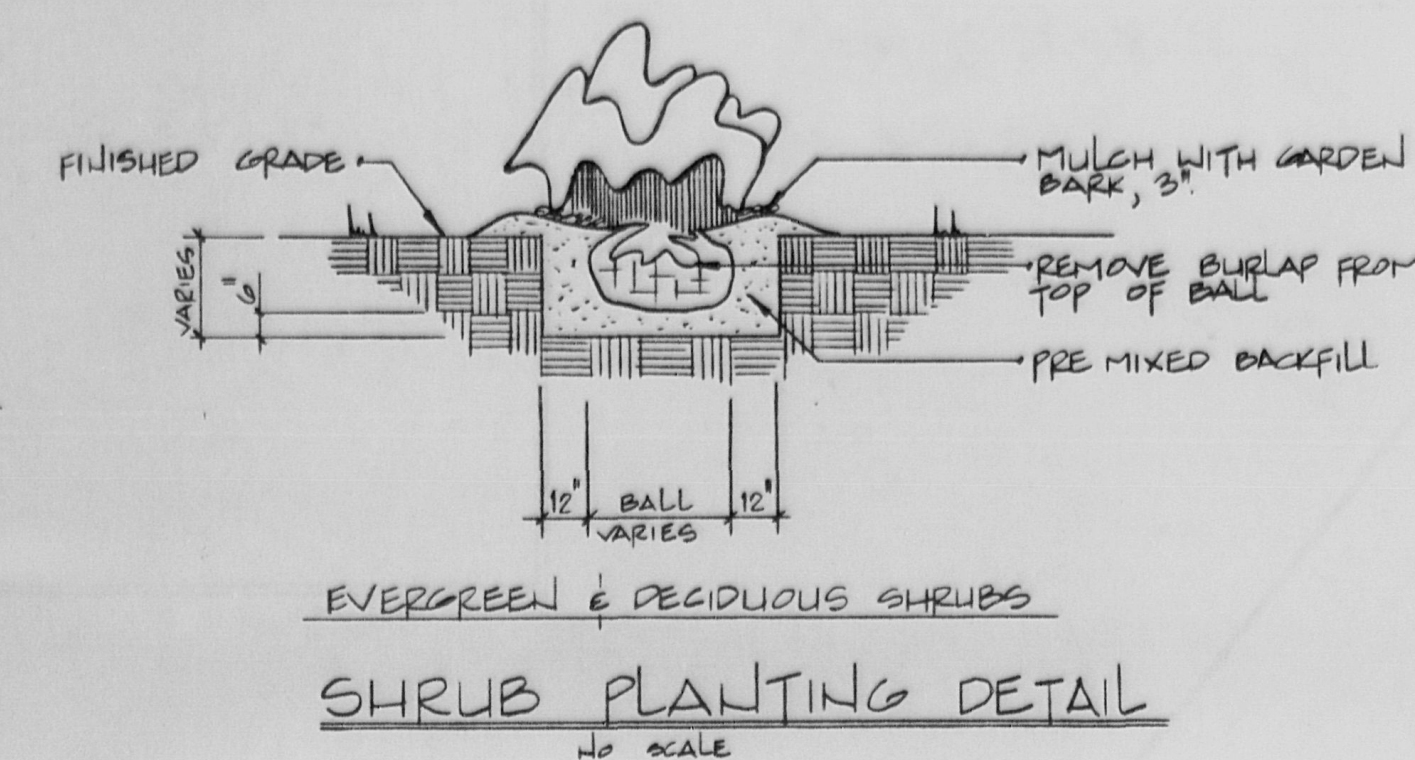
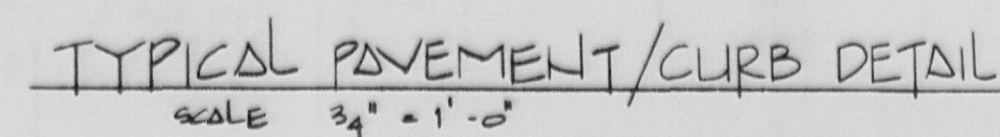
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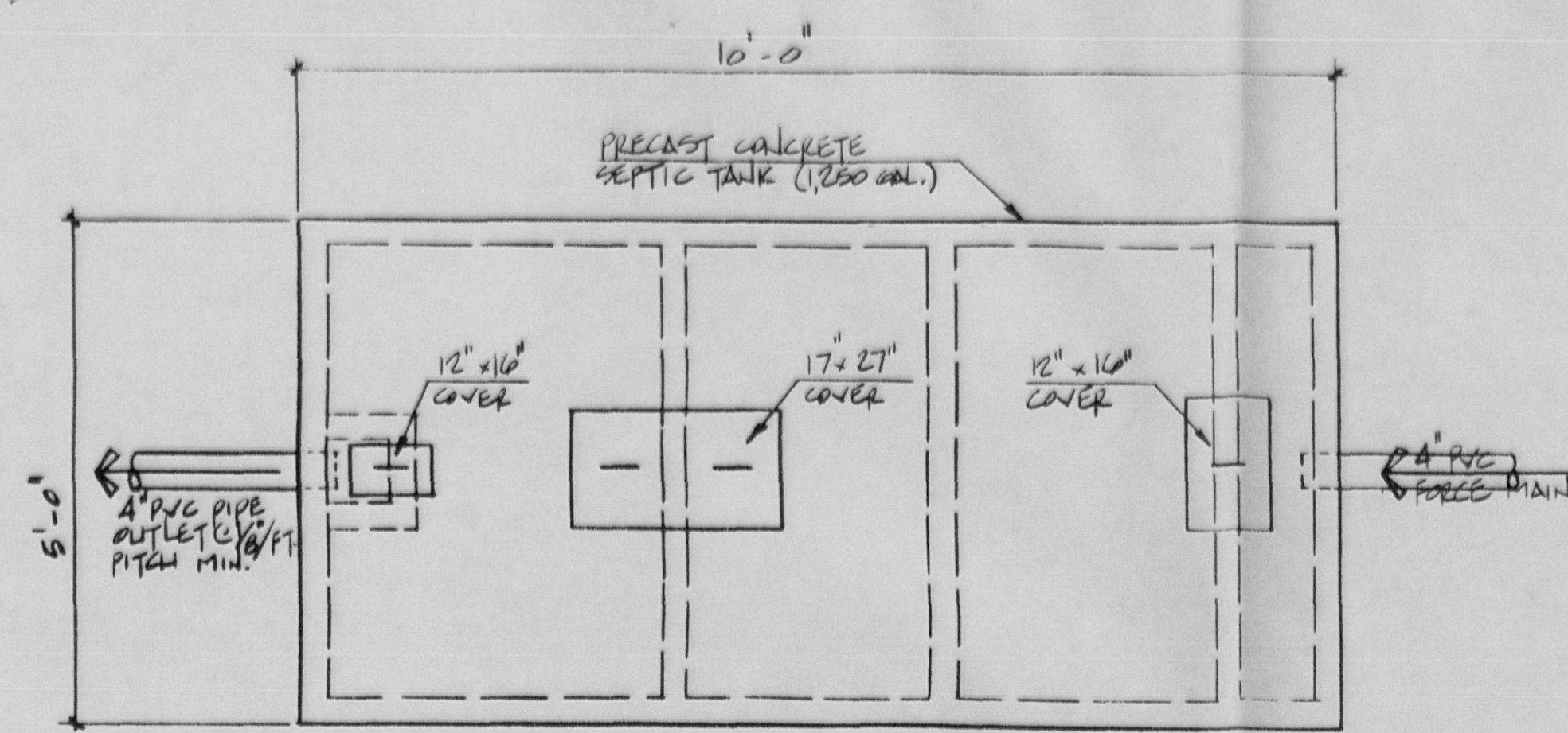
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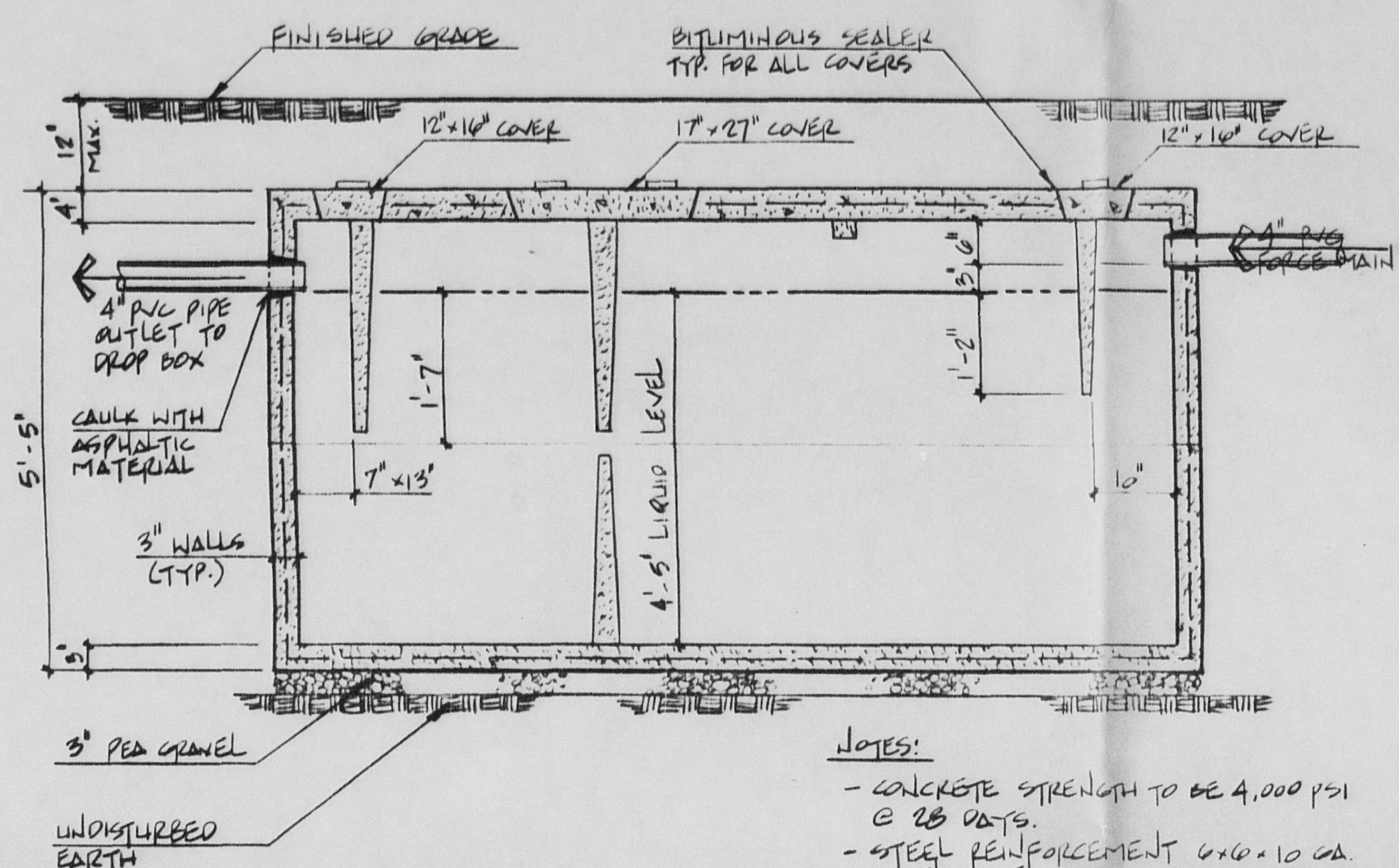






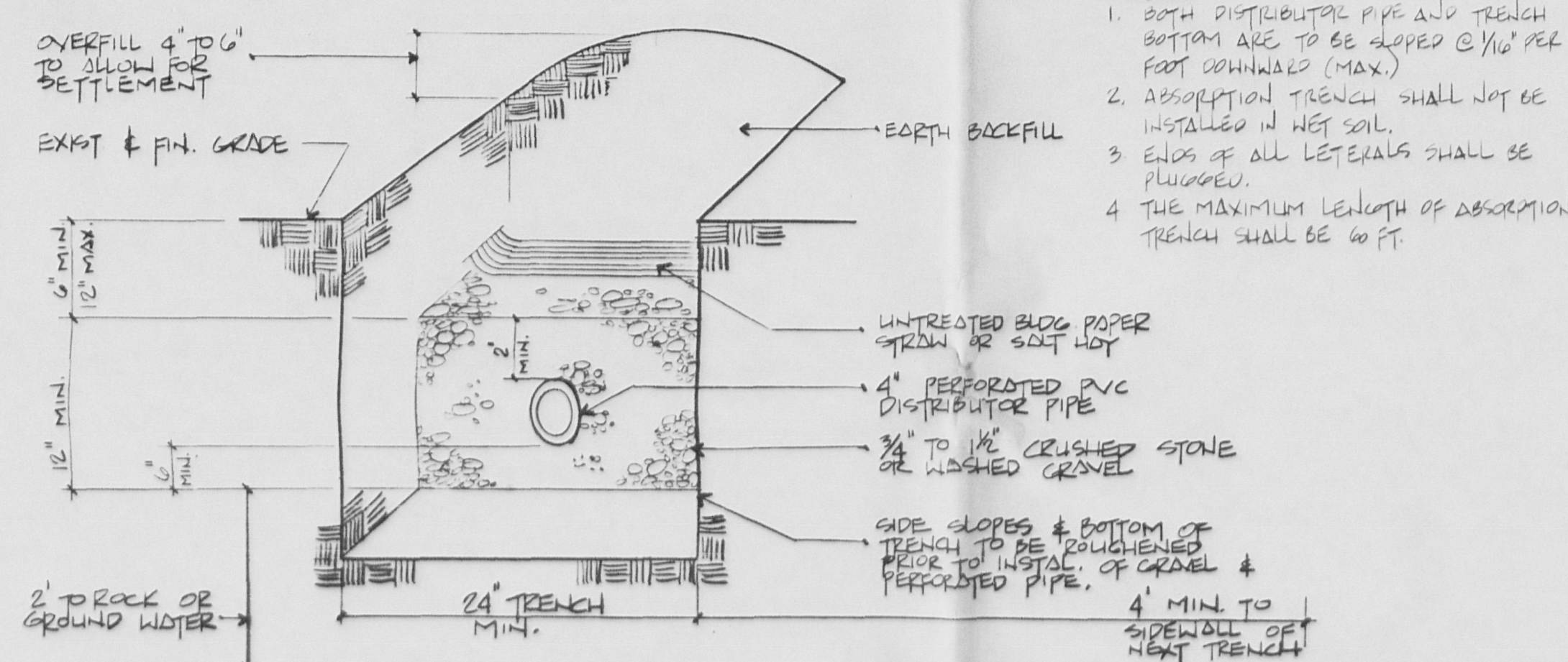


PLAN

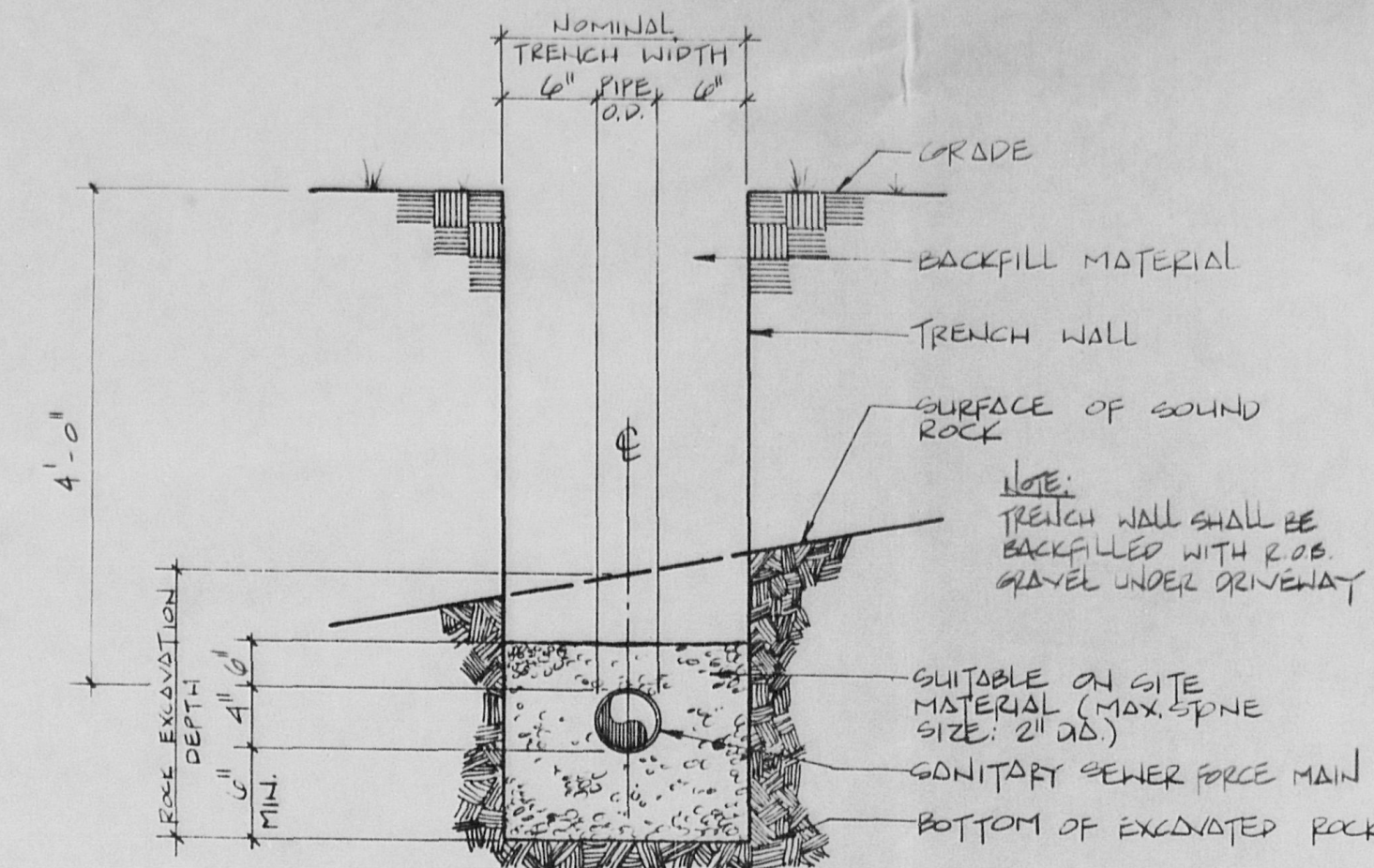
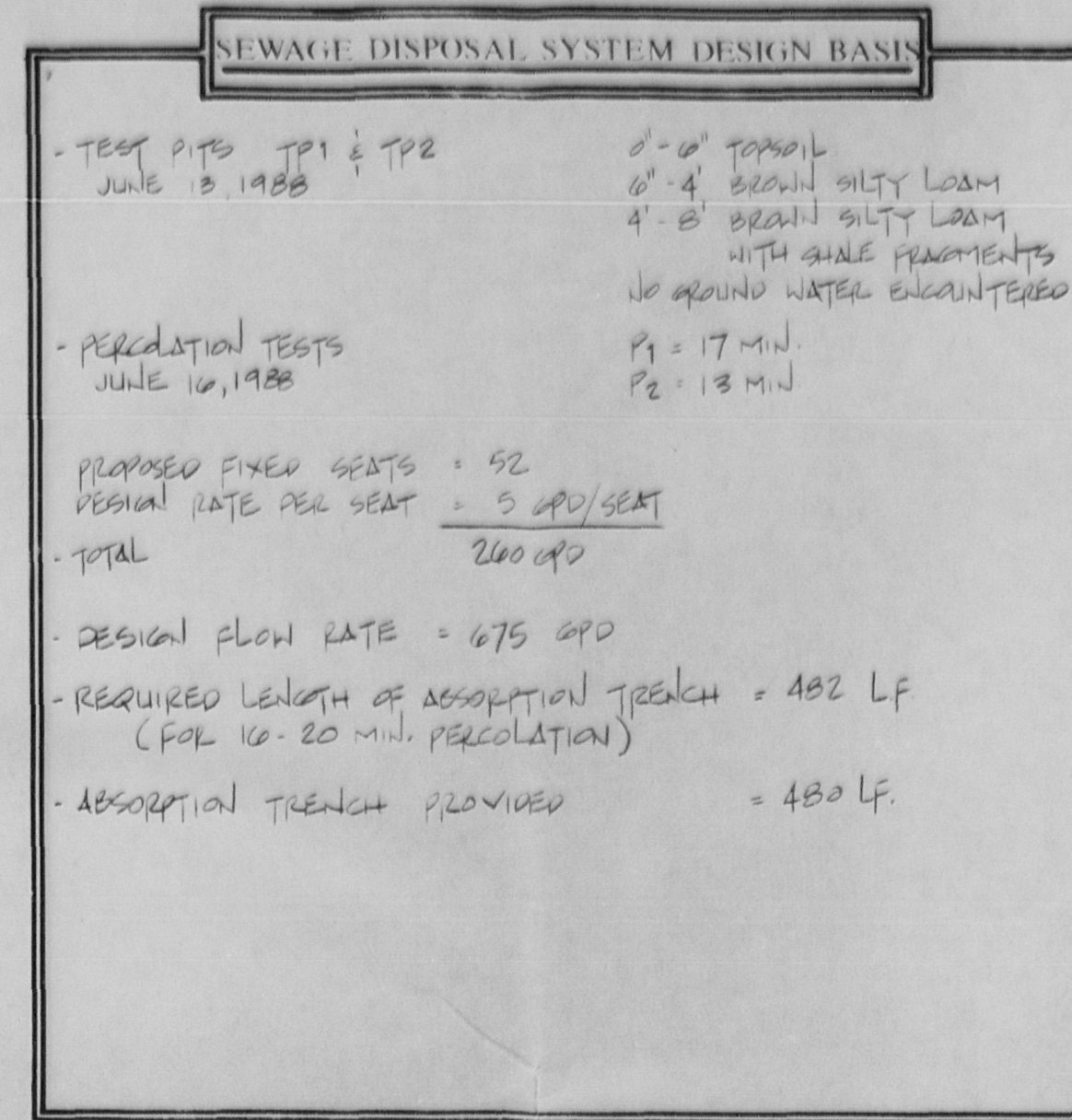


SECTION  
1,250 GALLON SEPTIC TANK  
NOT TO SCALE

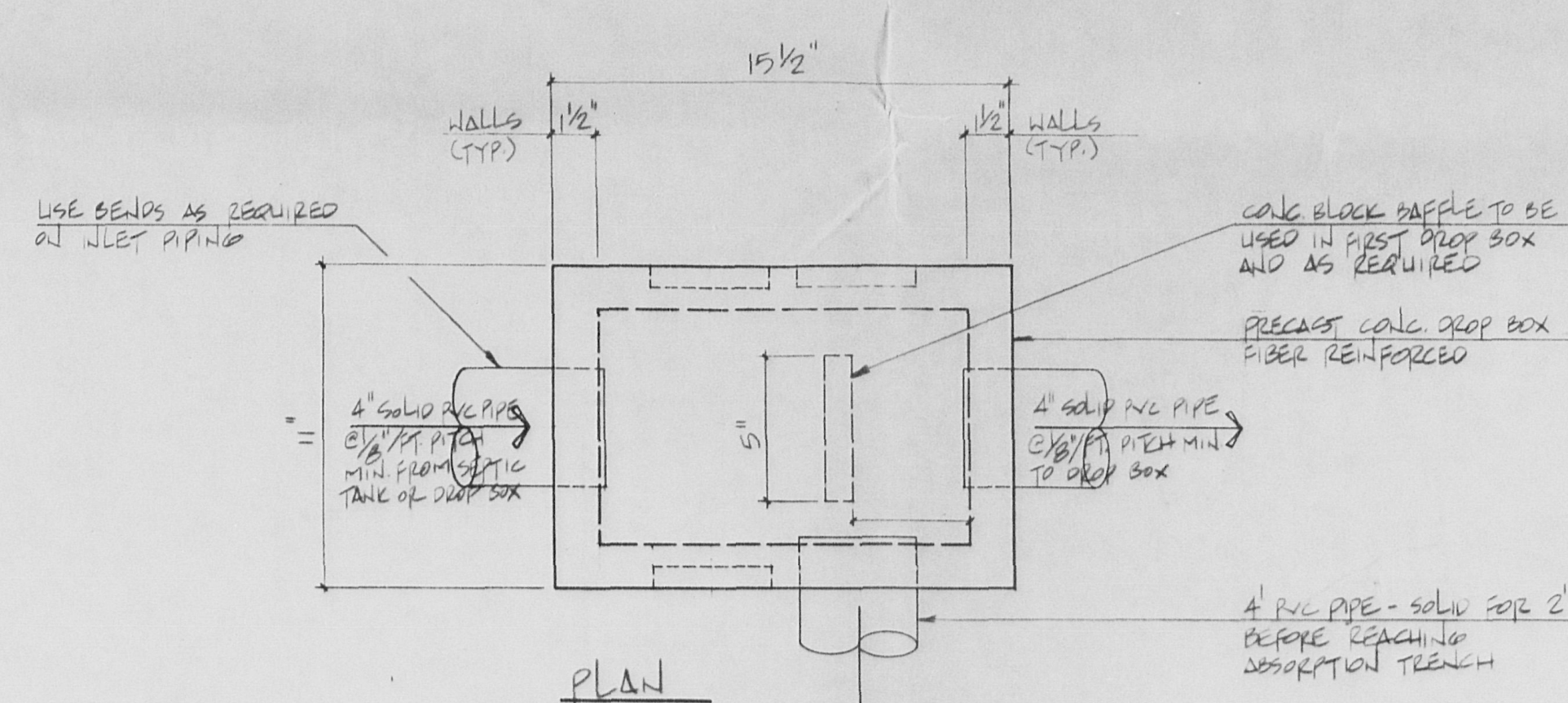
- NOTES:
- CONCRETE STRENGTH TO BE 4,000 PSI @ 28 DAYS.
  - STEEL REINFORCEMENT 6"x6"x10 GA. STEEL WIRE MESH.
  - SEPTIC TANK AS MANUFACTURED BY HANDBAND CONCRETE PRODUCTS.



ABSORPTION TRENCH DETAIL  
NOT TO SCALE

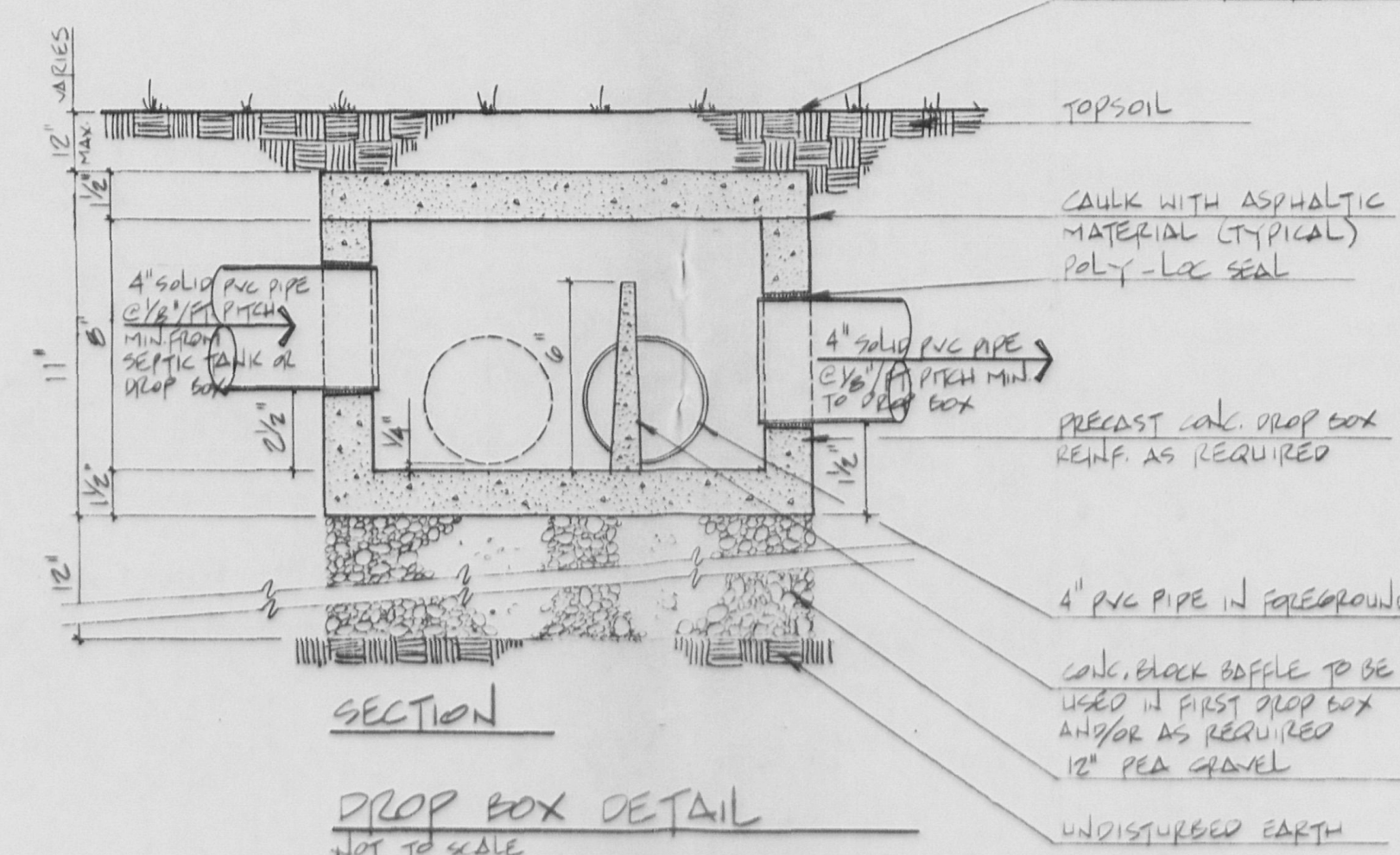


FORCE MAIN/ROCK EXCAVATION  
NOT TO SCALE



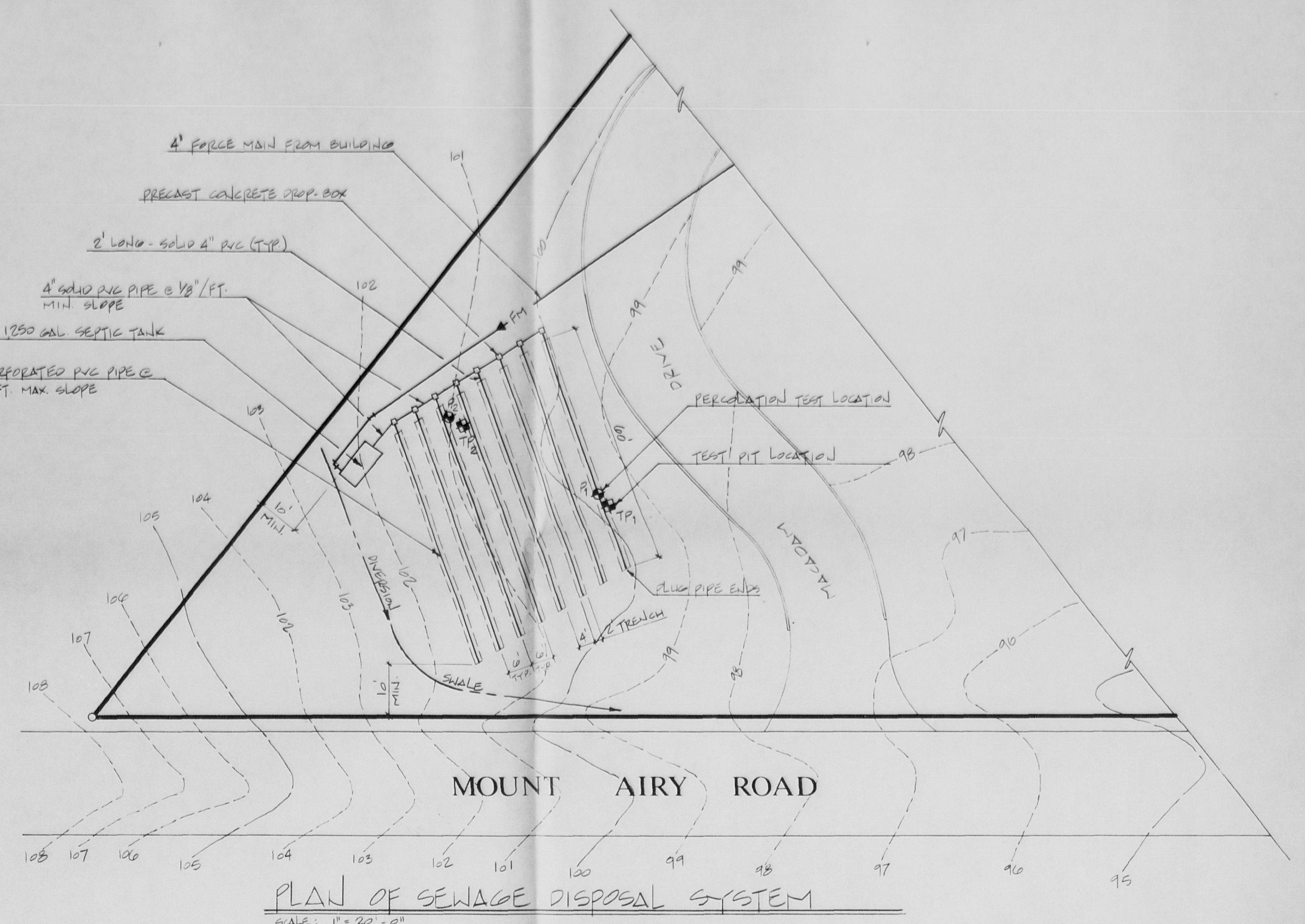
PLAN

- NOTES:
- CONCRETE 4,000 PSI @ 28 DAYS.
  - MANUFACTURED BY: HANDBAND CONCRETE PRODUCTS INC. MODEL J500.
  - ALSO UNUSUAL OUTLETS.

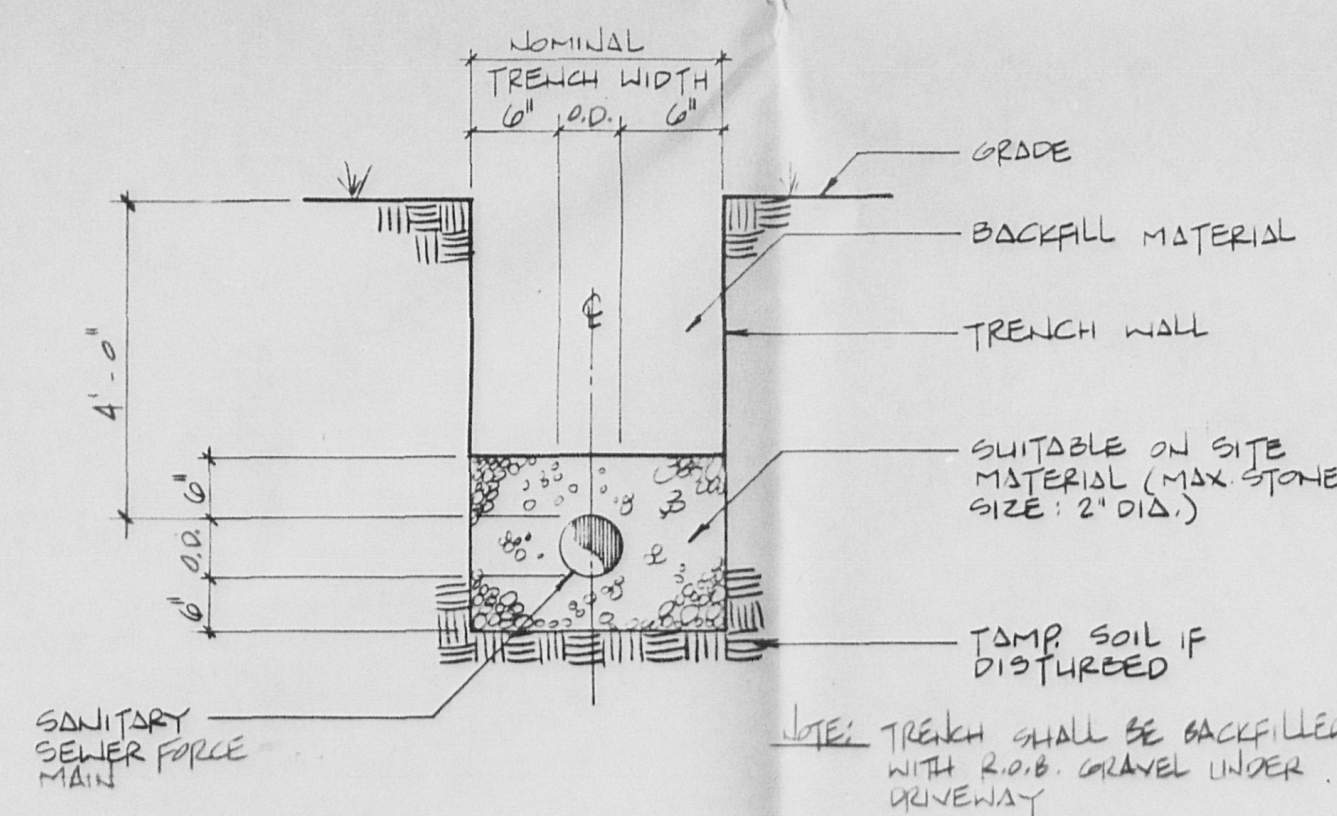


SECTION

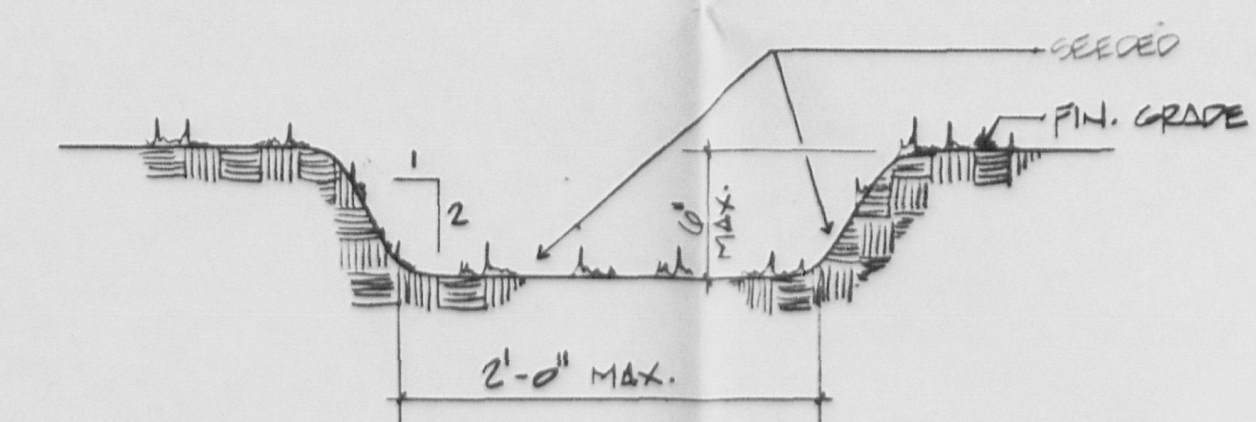
DROP BOX DETAIL  
NOT TO SCALE



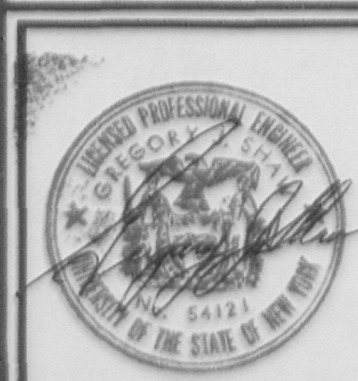
PLAN OF SEWAGE DISPOSAL SYSTEM  
SCALE: 1" = 20'-0"



FORCE MAIN EXCAVATION  
NOT TO SCALE



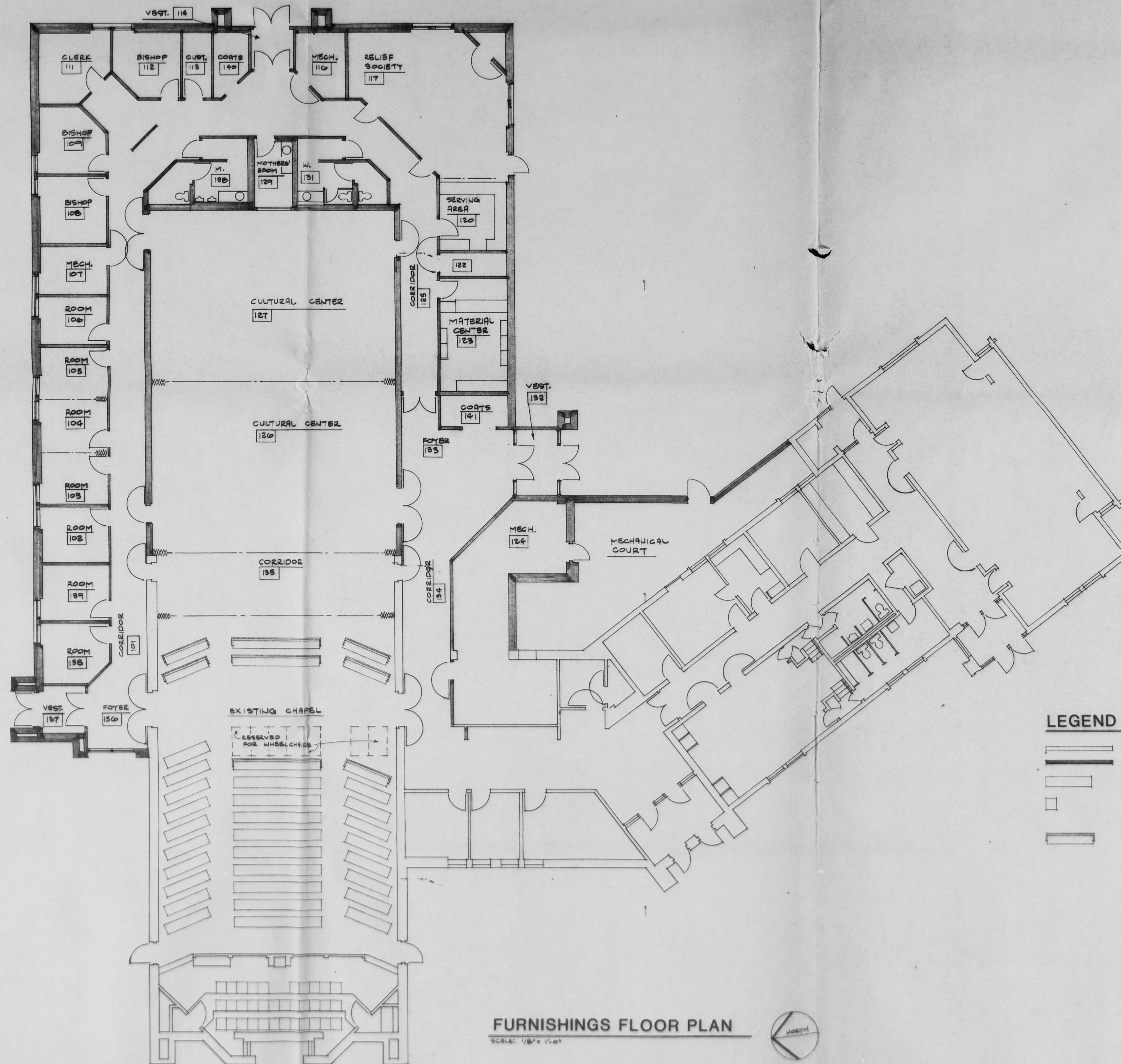
DIVERSION SWALE DETAIL  
NOT TO SCALE



**Shaw Engineering**  
Consulting Engineers  
744 Broadway  
Newburgh, N.Y. 12550

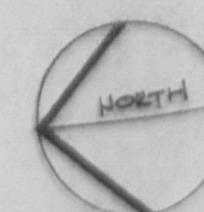
<p>ISSUE</p> <p>REVISION</p> <p>DATE</p>	<p>Drawn By: <i>[Signature]</i></p> <p>Checked By: <i>[Signature]</i></p> <p>Scale: AS NOTED</p> <p>Date: 6-23-88</p> <p>Drawing: <b>SEWAGE DISPOSAL SYSTEM</b></p> <p>Project: <b>CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS</b></p> <p>Project No: <b>S 3</b></p> <p>Project Name: <b>MOUNT AIRY ROAD - TOWN OF NEW WINDSOR, N.Y.</b></p>
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FURNISHINGS FLOOR PLAN

SCALE: 1/8" = 1'-0"



LEGEND

	EXISTING WALLS	
	NEW WALLS	
	EXISTING FIXED PEW	171 SEATS
	EXISTING FIXED CHAIR	34 SEATS
	TOTAL EXISTING FIXED SEATING	205 SEATS
	NEW FIXED PEW	52 SEATS
	TOTAL PROPOSED FIXED SEATING	257 SEATS

PROGRESS PRINT

NOT FOR CONSTRUCTION

6/29/88

REVISIONS

ARCHETYPES  
188 OLD HOPEWELL ROAD • WAPPINGERS FALLS, NEW YORK 12590 • (914) 298-0207

PHASE III ADDITION TO  
THE CHURCH OF JESUS CHRIST  
OF LATTER-DAY SAINTS  
NEWBURGH WARD  
NEW YORK STATE  
MOUNT AILEY ROAD  
NEW WINDSOR, NY

FURNISHING FLOOR PLAN

DESIGN BY:

CHECKED BY:

PROJECT NO.

DEVELOPMENT NUMBER

PA 82-721

SHEET NO.

F-1



DATE  
10-4-88

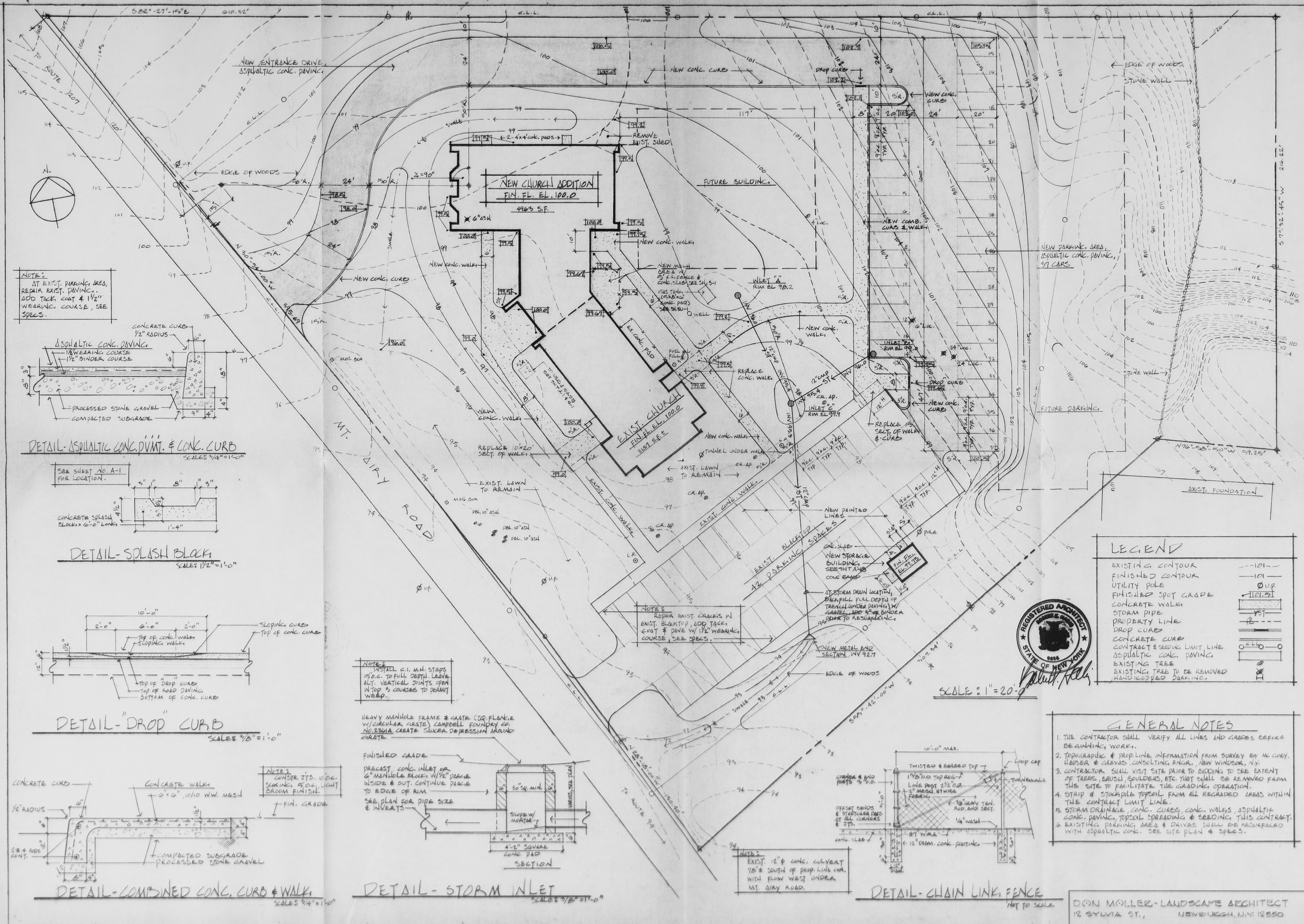
HABIG and WIEBOLDT  
architects / planners  
LIC. N.Y.  
ROBERT E. HABIG, ARCHITECT  
DAVID R. WIEBOLDT, ARCHITECT  
10 North Street, Middletown, N.Y. 10940  
PH: 845-586-3829  
PORT JERVIS

THE CHURCH OF THE LATTER-DAY SAINTS  
ADDITION AND ALTERATIONS TO EXISTING CHURCH  
NEWBURGH BRANCH  
MT. AILEY ROAD  
YORKTOWN, N.Y. STAKE

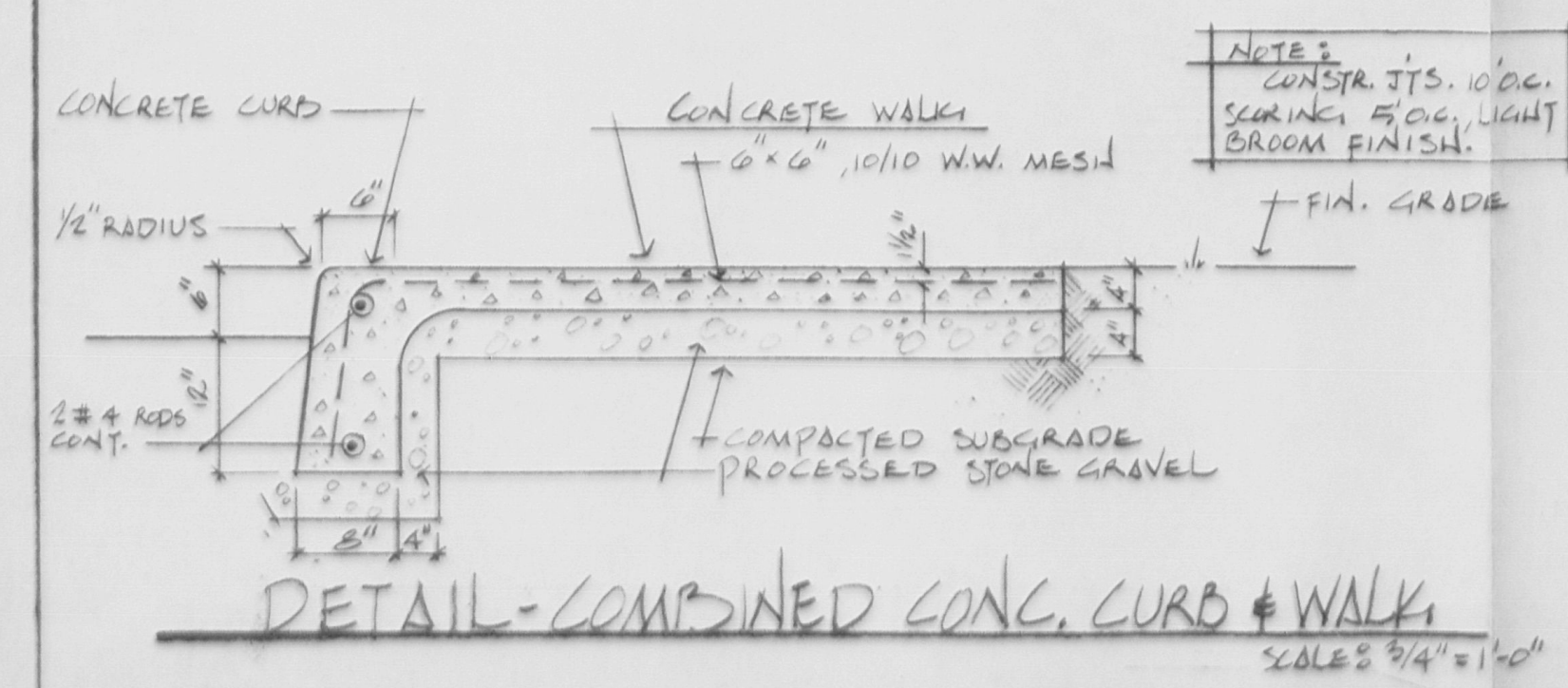
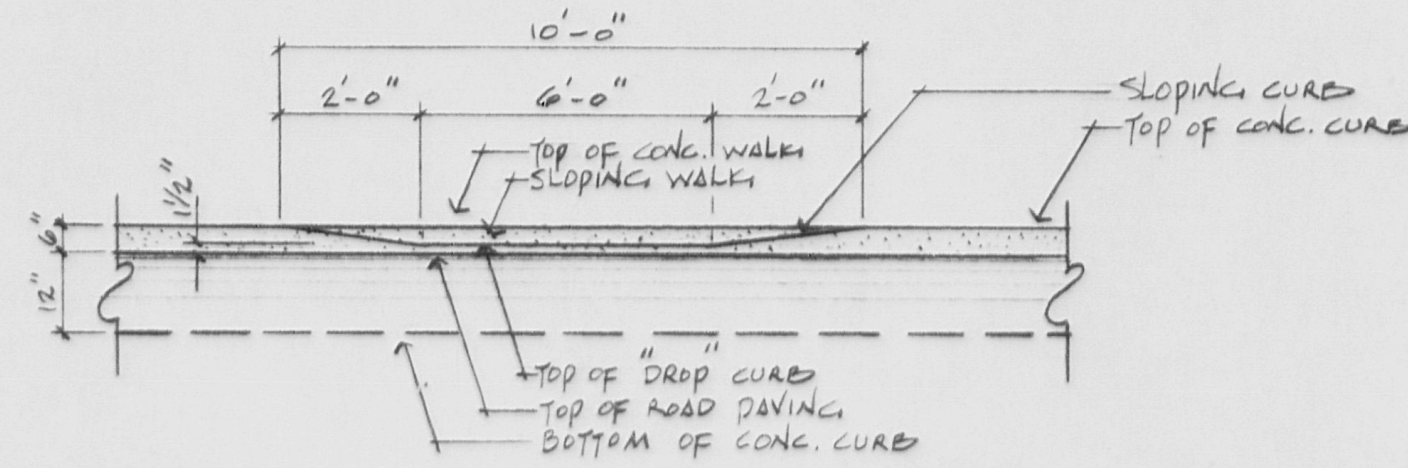
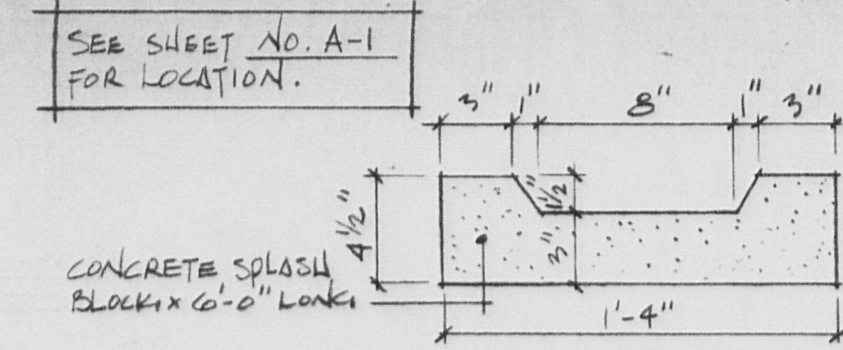
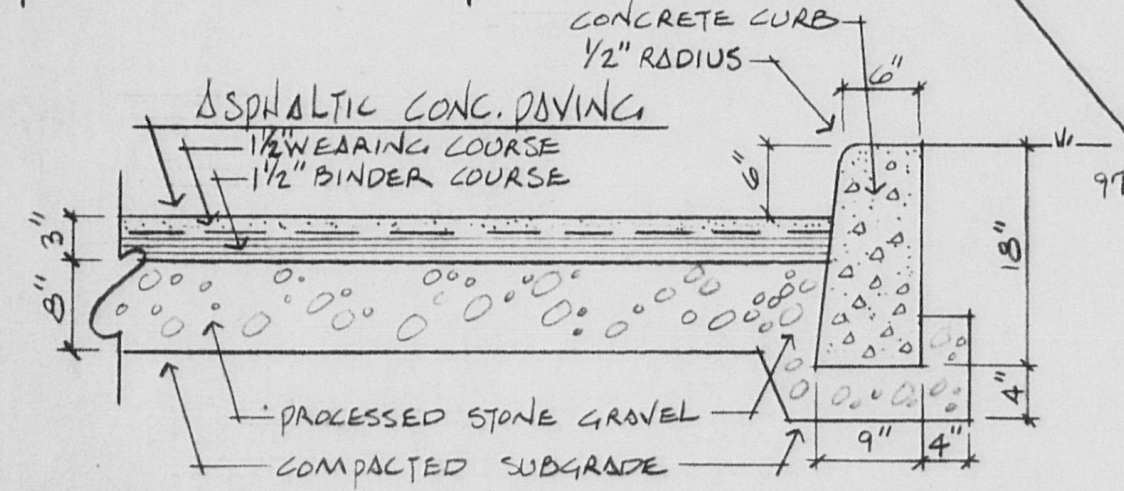
SHEET TITLE  
SITE PLAN

DESIGNED BY  
PROJECT NUMBER  
511-4510-15  
DRAWING NUMBER  
A582-128  
SHEET NO.

SD-1

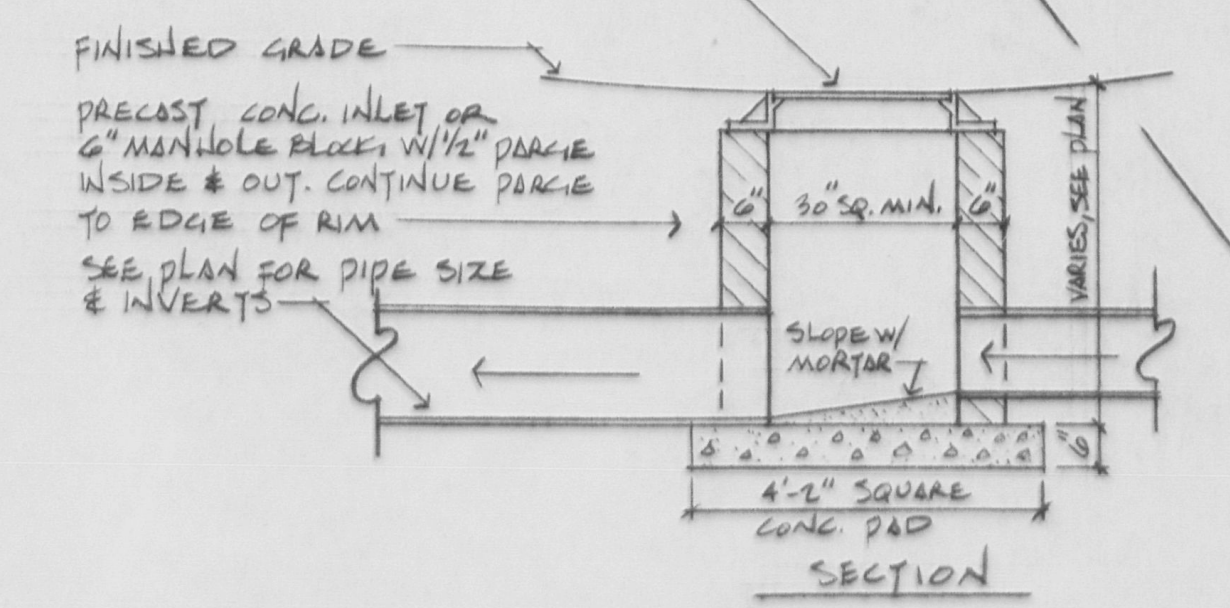


NOTE:  
AT EXIST. PARKING AREAS,  
REPAIR EXIST. PAVING,  
ADD TACK COAT & 1 1/2" WEARING COURSE, SEE SPECS.



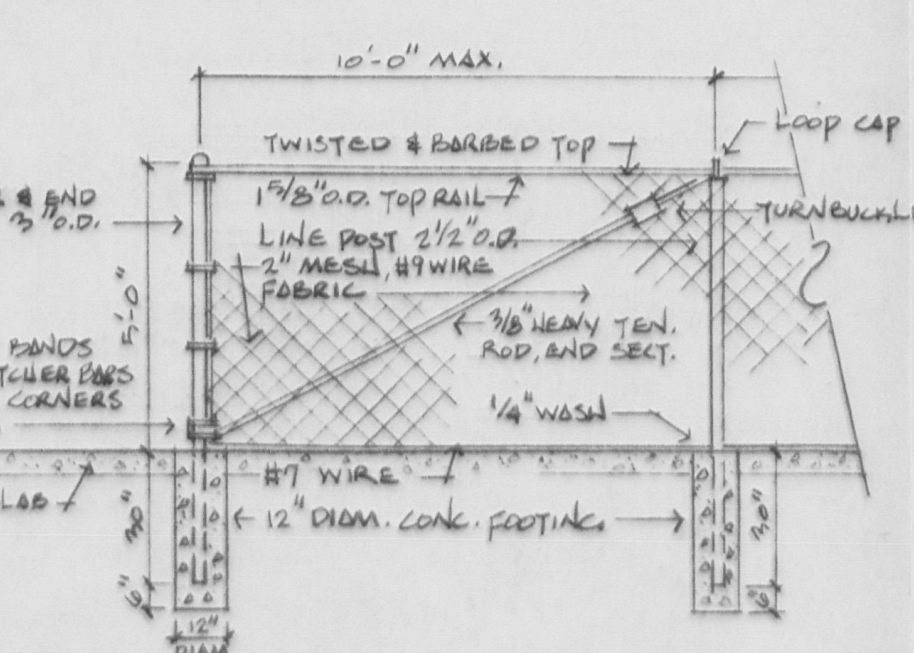
NOTE:  
INSTALL C.I. M.H. STEPS  
15" O.C. TO FULL DEPTH. LEAVE  
ALT. VERTICAL JOINTS OPEN  
W/ TOP 3 COURSES TO PERMIT  
WEED.

HEAVY MANHOLE FRAME & GRATE (COP. FLANGE  
W/ CIRCULAR GRATE) CAMPBELL FOUNDRY CO.  
NO. 2301A. CREATE SAUCER DEPRESSION AROUND  
GRATE.



NOTE:  
REPAIR EXIST. CRACKS IN  
EXIST. BLKTOP, ADD TACK-  
COAT & PAVE W/ 1 1/2" WEARING  
COURSE, SEE SPECS.

NOTE:  
EXIST. 12" P. CONC. CULVERT  
75' ± SOUTH OF PROP. LINE COR.  
WITH FLOW WEST UNDER  
MT. AILEY ROAD.



LEGEND	
EXISTING CONTOUR	---
FINISHED CONTOUR	---
UTILITY POLE	○ U.P.
FINISHED SPOT GRADE	---
CONCRETE WALK	---
STORM PIPE	---
PROPERTY LINE	---
DROP CURB	---
CONCRETE CURB	---
CONTRACT & SEEDING LIMIT LINE	---
ASPHALTIC CONC. PAVING	---
EXISTING TREE	---
EXISTING TREE TO BE REMOVED	---
HANDICAPPED PARKING	---

- GENERAL NOTES
- THE CONTRACTOR SHALL VERIFY ALL LINES AND GRADES BEFORE BEGINNING WORK.
  - TOPOGRAPHIC & PROP. LINE INFORMATION FROM SURVEY BY MC GOEY, HANSEN & GREYSON, CONSULTING ENGR., NEW WINDSOR, N.Y.
  - CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING TO SEE EXTENT OF TREES, BRUSH, Boulders, ETC. THAT SHALL BE REMOVED FROM THE SITE TO FACILITATE THE GRADING OPERATION.
  - STRIP & STOCKPILE TOPSOIL FROM ALL REGRADED AREAS WITHIN THE CONTRACT LIMIT LINE.
  - STORM DRAINAGE, CONC. CURBS, CONC. WALKS, ASPHALTIC CONC. PAVING, TOPSOIL SPREADING & SEEDING, THIS CONTRACT.
  - EXISTING PARKING AREAS & DRIVES SHALL BE RESURFACED WITH ASPHALTIC CONC. SEE SITE PLAN & SPECS.

DON MOLLER - LANDSCAPE ARCHITECT  
12 SYLVIA ST., NEWBURGH, N.Y. 12550